




3 1761 11652934 8



Digitized by the Internet Archive
in 2023 with funding from
University of Toronto

<https://archive.org/details/31761116529348>

CA20N
H0400
-H57

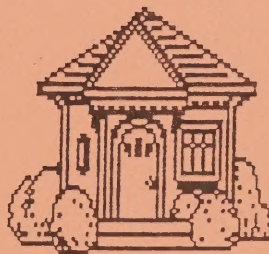
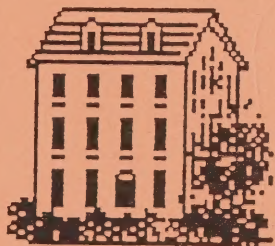
265

Government
Publication

ISSN 1192-0955

HOUSING STATISTICS

January-February 1994



HOUSING STATISTICS

January-February 1994

Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS

1

Canada, Ontario &
Selected Municipalities

HOUSING COMPLETIONS

6

Canada, Ontario &
Selected Municipalities

UNITS UNDER CONSTRUCTION

11

Canada & Ontario

RESIDENTIAL BUILDING PERMITS

11

Ontario, Toronto & Ottawa

INTEREST RATES

11

Canada

HOUSING LOANS IN DEFAULT

11

Canada & Ontario

CONSUMER PRICE INDEX

12

Canada, Ontario &
Selected Municipalities

LABOR FORCE

12

Canada & Ontario

EMPLOYMENT

12

Canada & Ontario

UNEMPLOYMENT RATES

12

Canada, Provinces &
Selected Municipalities

CONSTRUCTION EMPLOYMENT

13

Ontario Census Metropolitan Areas

NEW HOUSE PRICE INDEX

14

Selected Census Metropolitan Areas

MONTHLY STATISTICS (contd.)	PAGE
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	14
RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987 - 1993: Annual Data, Jan-Feb.1994 or February 1994 (where applicable)

ALL AREAS

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637
B) SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	19,000	16,400
C) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827
D) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076
E) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140
F) COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130
G) UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243
Semi-detached	1,244	1,121	1,035	910	650	914	1,002
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047

H) BUILDING PERMITS		1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada		248,693	234,132	221,037	174,937	166,261	169,047	158,476	15,540
Ontario		108,367	107,370	94,801	61,575	60,089	54,272	45,480	4,446
Toronto, CMA		45,015	42,382	32,725	16,441	21,746	19,607	15,251	2,092
I) MLS RESIDENTIAL HOUSE PRICE		1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada		\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,477	\$160,616
Ontario		\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,307	\$159,872
Toronto Area		\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$202,704
J) MLS RESIDENTIAL SALES		1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada		279,983	319,480	322,733	250,028	300,952	326,850	302,796	43,899
Ontario		134,370	160,578	142,911	102,792	126,164	131,381	121,783	18,657
Toronto Area		43,475	49,381	38,960	26,778	38,144	41,703	38,990	6,619
K) CONSUMER PRICE INDEX (1986=100)		1987	1988	1989	1990	1991	1992	1993	Feb.94
Canada -All Items		104.4	108.6	114.0	119.5	126.2	128.1	130.4	130.3
	-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	128.6
Ontario -All Items		105.1	110.0	116.4	122.0	127.6	129.0	131.2	131.1
	-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	131.0
Toronto -All Items		105.6	110.9	117.9	123.4	128.6	129.7	131.8	131.9
	-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	131.6
L) SELECTED LENDING RATES		Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Feb.94
1 Year Mortgage Rate		10.25	12.00	12.75	12.50	8.50	7.70	6.25	5.75
5 Year Mortgage Rate		11.75	12.25	12.00	12.50	9.90	9.50	7.75	7.25
Prime Lending Rate		9.75	12.75	13.50	12.75	8.00	7.25	5.50	5.50
Bank of Canada Rate		8.66	11.17	12.47	11.78	7.67	7.36	4.11	4.10
M) VACANCY RATES IN APARTMENTS with 6 Units or more									
		1987	1988	1989	1990	1991	1992	1993	
Ontario:	April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	
	October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	
Toronto, CMA:	April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	
	October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	
VACANCY RATES IN APARTMENTS with 3 Units or more									
		1987	1988	1989	1990	1991	1992	1993	
Ontario:	April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	
	October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	
Toronto, CMA:	April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	
	October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	

N) AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K

= STATISTICS CANADA

I,J

= CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L

= BANK OF CANADA REVIEW

1987 - 1993: Annual Data, Jan-Feb.1994, or February 1994 (where applicable)

Centres with 10,000 Population and Over

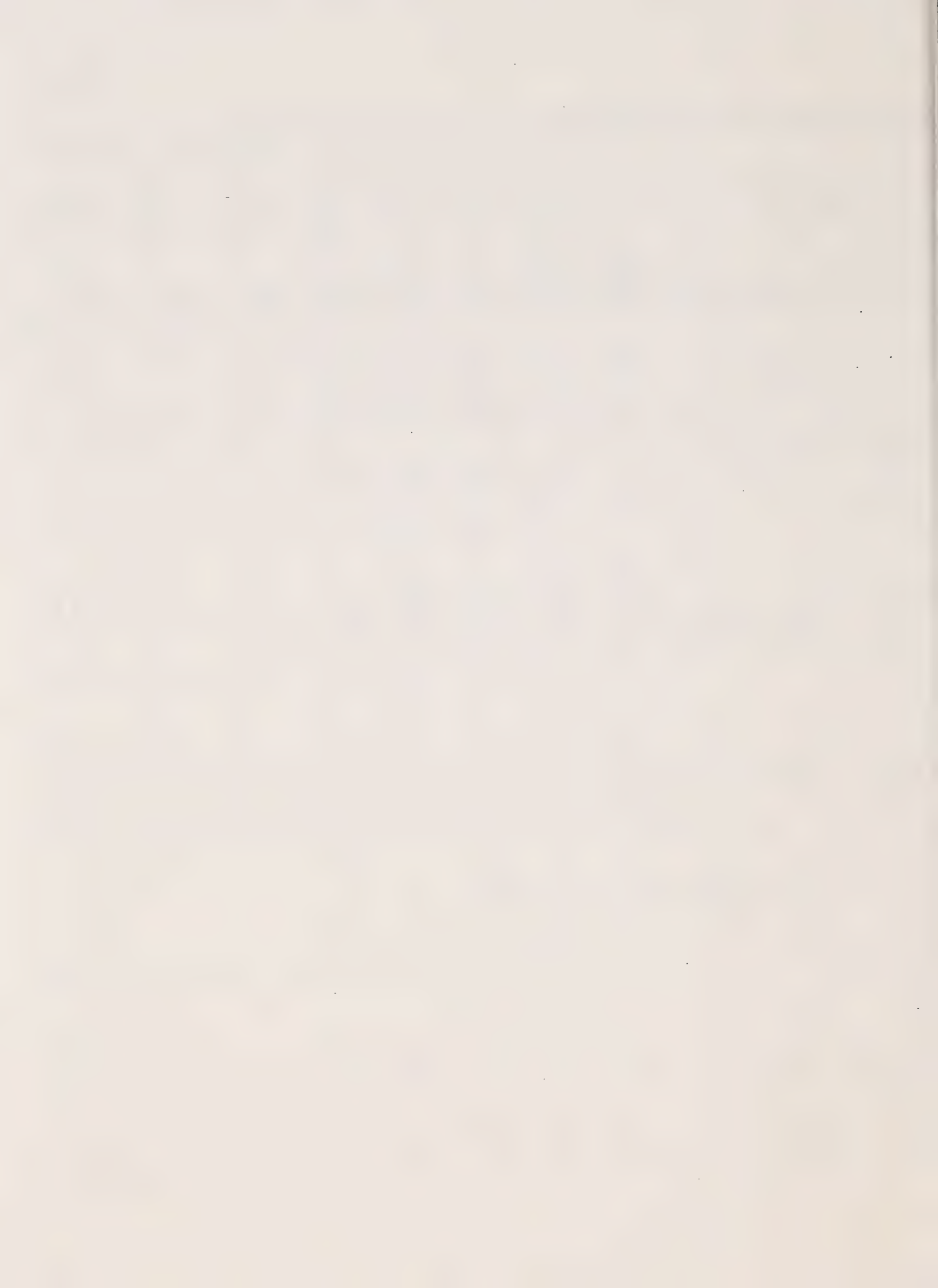
A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	13,130
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	3,906
Toronto,CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	1,538
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	16,823
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	5,673
Toronto,CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	2,202
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Feb.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	62,192
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,314
Toronto,CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	10,417
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	1,822
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	215
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	810
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	1,059
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	3,906
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	2,966
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	382
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	1,059
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	1,266
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	5,673
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Feb.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	6,657
Semi-detached	1,154	1,004	885	843	637	903	930	761
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,202
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	9,694
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,314
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	1,896
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	1,173
Toronto,CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	495
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	2,790
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	1,480
Toronto,CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	412

I) STARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	1,173
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	2,394
Condominiums	17,776	20,833	20,213	11,435	4,240	2,798	3,287	227
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	112
Not defined	191	90	735	432	20	29	1	0
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	3,906
J) COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Feb.94
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	1,480
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	3,776
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	377
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	40
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	5,673
K) DEMOLITION DATA BY TYPE								
i) ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	
Double	74	107	102	88	114	68	51	
Row	98	51	19	150	23	46	26	
Apts	550	225	257	513	551	281	337	
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	
ii) TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	
Single	954	1,516	1,243	1,353	727	791	733	
Double	2	6	7	13	5	4	4	
Row	0	2	2	103	7	9	10	
Apts	267	56	35	151	85	11	139	
TOTAL	1,223	1,580	1,287	1,620	824	815	886	
L) SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Feb.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	129,200
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	41,900

* = CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada



HOUSING STARTS - Centres with 10,000 Population and Over

	Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
SOCIALLY ASSISTED STARTS						
Total - Ontario	111	272	145.0	54	634	1074.1
Rental - Ontario	77	264	242.9	22	613	2686.4
Ownership - Ontario	0	0	-	0	0	-
Co-op - Ontario	34	8	-76.5	32	21	-34.4
SEASONALLY ADJUSTED STARTS						
Total - Canada	117,100	119,300	1.9	134,000	129,200	-3.6
- Ontario	32,300	34,800	7.7	39,000	41,900	7.4
- Quebec	29,400	27,000	18.4	27,400	18,800	-31.4
- B.C.	34,200	31,200	-21.1	37,900	41,800	10.3
- Prairies	15,400	21,000	102.6	25,200	22,700	-9.9
- Atl.Prov.	5,800	5,300	262.1	4,500	4,000	-11.1
TOTAL HOUSING STARTS						
Total - Canada	6,476	6,593	1.8	6,163	6,537	6.1
- U.S.	57,800	65,800	13.8	61,700	72,300	17.2
- Ontario	1,840	2,048	11.3	1,674	1,858	11.0
- Quebec	1,533	1,380	-10.0	1,031	686	-33.5
- B.C.	2,068	1,885	-8.8	2,145	2,823	31.6
- Prairies	789	1,067	35.2	1,204	1,072	-11.0
- Atl.Prov.	246	213	-13.4	109	98	-10.1
- Hamilton	190	310	63.2	46	62	34.8
- Kitchener	160	67	-58.1	118	104	-11.9
- London	96	60	-37.5	72	311	331.9
- Oshawa	80	189	136.3	45	134	197.8
- Ottawa	170	142	-16.5	130	157	20.8
- St.Catharines/Niagara	71	81	14.1	68	37	-45.6
- Sudbury	53	58	9.4	21	22	4.8
- Thunder Bay	5	41	720.0	0	3	-
- Toronto	647	662	2.3	1,042	876	-15.9
- Windsor	84	64	-23.8	40	31	-22.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	1,229	1,137	-7.5	967	685	-29.2
- Hamilton	133	84	-36.8	46	47	2.2
- Kitchener	44	53	20.5	112	39	-65.2
- London	35	40	14.3	43	49	14.0
- Oshawa	62	130	109.7	43	30	-30.2
- Ottawa	99	76	-23.2	44	51	15.9
- St.Catharines/Niagara	43	19	-55.8	25	25	0.0
- Sudbury	25	54	116.0	13	14	7.7
- Thunder Bay	3	3	0.0	0	3	-
- Toronto	501	434	-13.4	543	293	-46.0
- Windsor	47	36	-23.4	25	29	16.0

		Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	166	125	-24.7	92	90	-2.2
	- Hamilton	0	6	-	0	2	-
	- Kitchener	4	4	0.0	0	16	-
	- London	6	20	233.3	10	8	-20.0
	- Oshawa	6	0	-	2	0	-
	- Ottawa	2	10	400.0	2	8	300.0
	- St.Catharines/Niagara	6	8	33.3	4	6	50.0
	- Sudbury	8	0	-	4	8	100.0
	- Thunder Bay	2	2	0.0	0	0	-
	- Toronto	116	39	-66.4	62	28	-54.8
	- Windsor	2	2	0.0	0	2	-
Row	- Ontario	354	538	52.0	412	272	-34.0
	- Hamilton	57	68	19.3	0	13	-
	- Kitchener	112	10	-91.1	6	8	33.3
	- London	55	0	-	19	41	115.8
	- Oshawa	0	59	-	0	10	-
	- Ottawa	69	48	-30.4	84	98	16.7
	- St.Catharines/Niagara	0	54	-	32	6	-81.3
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	28	169	503.6	263	92	-65.0
	- Windsor	0	26	-	0	0	-
Apartment	- Ontario	91	248	172.5	203	811	299.5
	- Hamilton	0	152	-	0	0	-
	- Kitchener	0	0	-	0	41	-
	- London	0	0	-	0	213	-
	- Oshawa	12	0	-	0	94	-
	- Ottawa	0	8	-	0	0	-
	- St.Catharines/Niagara	22	0	-	7	0	-
	- Sudbury	20	4	-80.0	4	0	-
	- Thunder Bay	0	36	-	0	0	-
	- Toronto	2	20	900.0	174	463	166.1
	- Windsor	35	0	-	15	0	-
STARTS BY INTENDED MARKET							
Rental	- Canada	737	802	8.8	691	1,094	58.3
	- Ontario	107	345	222.4	57	828	1352.6
Ownership	- Canada	3,949	3,908	-1.0	3,477	2,837	-18.4
	- Ontario	1,566	1,471	-6.1	1,141	923	-19.1
Condo	- Canada	1,717	1,792	4.4	1,940	2,585	33.2
	- Ontario	132	141	6.8	444	86	-80.6
Co-op	- Canada	59	91	54.2	45	21	-53.3
	- Ontario	34	91	167.6	32	21	-34.4

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
CUMULATIVE SOCIALLY ASSISTED STARTS						
Total - Ontario	111	272	145.0	165	906	449.1
Rental - Ontario	77	264	1039.0	99	877	785.9
Ownership - Ontario	0	0	-	0	0	-
Co-op - Ontario	34	8	-76.5	66	29	-56.1
CUMULATIVE STARTS						
Total - Canada	6,476	6,593	1.8	12,639	13,130	3.9
- Ontario	1,840	2,048	11.3	3,514	3,906	11.2
- Hamilton	190	310	63.2	236	372	57.6
- Kitchener	160	67	-58.1	278	171	-38.5
- London	96	60	-37.5	168	371	120.8
- Oshawa	80	189	136.3	125	323	158.4
- Ottawa	170	142	-16.5	300	299	-0.3
- St.Catharines/Niagara	71	81	14.1	139	118	-15.1
- Sudbury	53	58	9.4	74	80	8.1
- Thunder Bay	5	41	720.0	5	44	780.0
- Toronto	647	662	2.3	1,689	1,538	-8.9
- Windsor	84	64	-23.8	124	95	-23.4
- Barrie	48	23	-52.1	59	34	-42.4
- Belleville	6	6	0.0	6	8	33.3
- Brantford	1	3	200.0	2	15	650.0
- Cornwall	10	40	300.0	17	48	182.4
- Guelph	0	32	-	8	41	412.5
- Kingston	17	38	123.5	31	42	35.5
- North Bay	7	0	-	11	0	-
- Peterborough	5	4	-20.0	10	6	-40.0
- Sarnia	9	14	55.6	12	22	83.3
- SS Marie	6	3	-50.0	7	3	-57.1
CUMULATIVE STARTS BY INTENDED MARKET						
Rental - Canada	737	802	8.8	1,428	1,896	32.8
- Ontario	107	345	222.4	164	1,173	615.2
- Hamilton	54	170	214.8	54	183	238.9
- Kitchener	29	0	-	35	41	17.1
- London	0	0	-	0	213	-
- Oshawa	0	8	-	0	102	-
- Ottawa	0	10	-	0	10	-
- St.Catharines/Niagara	0	54	-	7	54	671.4
- Sudbury	20	4	-80.0	24	6	-75.0
- Thunder Bay	2	0	-	2	0	-
- Toronto	2	32	1500.0	16	495	2993.8
- Windsor	0	0	-	15	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	28	-	0	28	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	3	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Ownership - Canada	3,949	3,908	-1.0	7,426	6,745	-9.2
- Ontario	1,566	1,471	-6.1	2,707	2,394	-11.6
- Hamilton	136	98	-27.9	182	147	-19.2
- Kitchener	118	67	-43.2	230	130	-43.5
- London	41	60	46.3	94	117	24.5
- Oshawa	68	181	166.2	113	221	95.6
- Ottawa	170	132	-22.4	300	289	-3.7
- St. Catharines/Niagara	48	27	-43.8	77	58	-24.7
- Sudbury	33	54	63.6	50	74	48.0
- Thunder Bay	3	5	66.7	3	8	166.7
- Toronto	645	517	-19.8	1,248	870	-30.3
- Windsor	49	38	-22.4	74	69	-6.8
- Barrie	48	23	-52.1	59	34	-42.4
- Belleville	6	6	0.0	6	8	33.3
- Brantford	1	3	200.0	2	15	650.0
- Cornwall	10	12	20.0	17	20	17.6
- Guelph	0	32	-	8	41	412.5
- Kingston	17	23	35.3	31	27	-12.9
- North Bay	7	0	-	8	0	-
- Peterborough	5	4	-20.0	10	6	-40.0
- Sarnia	9	14	55.6	12	22	83.3
- SS Marie	6	3	-50.0	7	3	-57.1
Condo - Canada	1,717	1,792	4.4	3,657	4,377	19.7
- Ontario	132	141	6.8	576	227	-60.6
- Hamilton	0	42	-	0	42	-
- Kitchener	13	0	-	13	0	-
- London	55	0	-	74	41	-44.6
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	0	-
- St. Catharines/Niagara	0	0	-	0	6	-
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	36	-	0	36	-
- Toronto	0	37	-	425	76	-82.1
- Windsor	35	26	-25.7	35	26	-25.7
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Co-op						
- Canada	59	91	54.2	104	112	7.7
- Ontario	34	91	167.6	66	112	69.7
- Hamilton	0	0	-	0	0	-
- Kitchener	0	0	-	0	0	-
- London	0	0	-	0	0	-
- Oshawa	12	0	-	12	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	22	0	-	54	0	-
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	0	76	-	0	97	-
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	15	-	0	15	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

	Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
TOTAL HOUSING COMPLETIONS						
Total - Canada	9,790	8,906	-9.0	7,005	7,917	13.0
- Ontario	4,337	2,951	-32.0	2,504	2,722	8.7
- Quebec	1,624	1,103	-32.1	1,067	970	-9.1
- B.C.	1,831	2,686	46.7	1,787	2,676	49.7
- Prairies	1,250	1,459	16.7	1,149	1,041	-9.4
- Atl.Prov.	748	707	-5.5	498	508	2.0
- Hamilton	468	206	-56.0	60	191	218.3
- Kitchener	275	44	-84.0	93	149	60.2
- London	115	102	-11.3	57	380	566.7
- Oshawa	66	163	147.0	83	119	43.4
- Ottawa	657	180	-72.6	250	205	-18.0
- St.Catharines/Niagara	86	68	-20.9	105	34	-67.6
- Sudbury	184	86	-53.3	55	68	23.6
- Thunder Bay	42	67	59.5	15	26	73.3
- Toronto	1,541	1,396	-9.4	1,281	806	-37.1
- Windsor	125	95	-24.0	94	57	-39.4
ACTUAL COMPLETIONS BY STRUCTURE						
Single - Ontario	2,123	1,708	-19.5	1,500	1,258	-16.1
- Hamilton	147	115	-21.8	53	76	43.4
- Kitchener	84	42	-50.0	77	40	-48.1
- London	71	69	-2.8	38	19	-50.0
- Oshawa	62	110	77.4	77	95	23.4
- Ottawa	202	98	-51.5	167	55	-67.1
- St.Catharines/Niagara	58	57	-1.7	42	28	-33.3
- Sudbury	56	82	46.4	37	39	5.4
- Thunder Bay	42	29	-31.0	13	26	100.0
- Toronto	894	723	-19.1	648	452	-30.2
- Windsor	115	20	-82.6	81	55	-32.1
Semi/Duplex - Ontario	216	200	-7.4	164	182	11.0
- Hamilton	6	4	-33.3	0	2	-
- Kitchener	16	2	-87.5	16	10	-37.5
- London	14	14	0.0	8	8	0.0
- Oshawa	4	4	0.0	6	0	-
- Ottawa	2	10	400.0	4	4	0.0
- St.Catharines/Niagara	8	4	-50.0	8	28	250.0
- Sudbury	10	4	-60.0	2	12	500.0
- Thunder Bay	0	2	-	2	0	-
- Toronto	108	98	-9.3	92	96	4.3
- Windsor	6	8	33.3	2	2	0.0

		Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	537	560	4.3	225	499	121.8
	- Hamilton	131	30	-77.1	7	109	1457.1
	- Kitchener	23	0	-	0	96	-
	- London	30	19	-36.7	7	10	42.9
	- Oshawa	0	49	-	0	24	-
	- Ottawa	85	68	-20.0	79	67	-15.2
	- St. Catharines/Niagara	20	7	-65.0	0	0	-
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	174	237.0	36.2	80	74	-7.5
	- Windsor	4	95	2275.0	8	0	-
Apartment	- Ontario	1,461	483	-66.9	615	783	27.3
	- Hamilton	184	57	-69.0	0	4	-
	- Kitchener	152	0	-	0	3	-
	- London	0	0	-	4	343	8475.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	368	4	-98.9	0	79	-
	- St. Catharines/Niagara	0	0	-	55	0	-
	- Sudbury	118	0	-	16	17	6.3
	- Thunder Bay	0	36	-	0	0	-
	- Toronto	365	338	-90.1	461	184	-60.1
	- Windsor	0	0	-	3	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	2,305	1,221	-47.0	1,318	1,569	19.0
	- Ontario	1,286	575	-55.3	604	905	49.8
Ownership	- Canada	5,965	5,512	-7.6	4,723	4,605	-2.5
	- Ontario	2,560	2,142	-16.3	1,797	1,634	-9.1
Condo	- Canada	1,315	2,107	60.2	850	1,735	104.1
	- Ontario	386	194	-49.7	55	183	232.7
Co-op	- Canada	205	66	-67.8	114	8	-93.0
	- Ontario	105	40	-61.9	48	0	-

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
CUMULATIVE TOTAL COMPLETIONS						
Total - Canada	9,790	8,906	-9.0	16,795	16,823	0.2
- Ontario	4,337	2,951	-32.0	6,841	5,673	-17.1
- Hamilton	468	206	-56.0	528	397	-24.8
- Kitchener	275	44	-84.0	368	193	-47.6
- London	115	102	-11.3	172	482	180.2
- Oshawa	66	163	147.0	149	282	89.3
- Ottawa	657	180	-72.6	907	385	-57.6
- St.Catharines/Niagara	86	68	-20.9	191	102	-46.6
- Sudbury	184	86	-53.3	239	154	-35.6
- Thunder Bay	42	67	59.5	57	93	63.2
- Toronto	1,541	1,396	-9.4	2,822	2,202	-22.0
- Windsor	125	95	-24.0	219	152	-30.6
- Barrie	87	55	-36.8	218	132	-39.4
- Belleville	10	2	-80.0	21	88	319.0
- Brantford	10	31	210.0	44	91	106.8
- Cornwall	34	21	-38.2	43	35	-18.6
- Guelph	23	29	26.1	37	127	243.2
- Kingston	44	46	4.5	71	75	5.6
- North Bay	64	3	-95.3	70	17	-75.7
- Peterborough	25	69	176.0	47	142	202.1
- Sarnia	18	23	27.8	19	29	52.6
- SS Marie	172	69	-59.9	177	71	-59.9
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Rental - Canada	2,305	1,221	-47.0	3,623	2,790	-23.0
- Ontario	1,286	575	-55.3	1,890	1,480	-21.7
- Hamilton	126	57	-54.8	126	140	11.1
- Kitchener	23	0	-	23	79	243.5
- London	0	15	-	4	358	8850.0
- Oshawa	0	0	-	0	0	-
- Ottawa	357	9	-97.5	357	88	-75.4
- St.Catharines/Niagara	0	0	-	7	0	-
- Sudbury	86	0	-	102	17	-83.3
- Thunder Bay	0	38	-	2	38	1800.0
- Toronto	384	338	-12.0	864	412	-52.3
- Windsor	0	4	-	3	4	33.3
- Barrie	0	0	-	90	0	-
- Belleville	0	0	-	0	50	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	12	-
- Guelph	0	0	-	0	72	-
- Kingston	0	0	-	0	0	-
- North Bay	42	0	-	42	2	-95.2
- Peterborough	6	50	733.3	6	89	1383.3
- Sarnia	0	0	-	0	0	-
- SS Marie	160	60	-62.5	160	60	-62.5

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT						
Ownership						
- Canada	5,965	5,512	-7.6	10,688	10,117	-5.3
- Ontario	2,560	2,142	-16.3	4,357	3,776	-13.3
- Hamilton	168	147	-12.5	221	238	7.7
- Kitchener	100	44	-56.0	193	101	-47.7
- London	85	83	-2.4	131	110	-16.0
- Oshawa	66	139	110.6	149	254	70.5
- Ottawa	273	171	-37.4	523	297	-43.2
- St.Catharines/Niagara	72	61	-15.3	122	95	-22.1
- Sudbury	66	86	30.3	105	137	30.5
- Thunder Bay	42	29	-31.0	55	55	0.0
- Toronto	1,119	921	-17.7	1,898	1,543	-18.7
- Windsor	125	91	-27.2	216	148	-31.5
- Barrie	73	55	-24.7	100	132	32.0
- Belleville	10	2	-80.0	21	38	81.0
- Brantford	10	31	210.0	44	77	75.0
- Cornwall	34	21	-38.2	43	23	-46.5
- Guelph	23	9	-60.9	37	35	-5.4
- Kingston	44	46	4.5	71	75	5.6
- North Bay	22	3	-13.6	28	15	-46.4
- Peterborough	19	19	21.1	41	42	2.4
- Sarnia	18	23	-50.0	19	29	52.6
- SS Marie	12	9	-25.0	17	11	-35.3
Condo						
- Canada	1,315	2,107	60.2	2,165	3,842	77.5
- Ontario	386	194	-49.7	441	377	-14.5
- Hamilton	113	2	-98.2	120	19	-84.2
- Kitchener	152	0	-	152	13	-91.4
- London	30	4	-86.7	37	14	-62.2
- Oshawa	0	24	-	0	28	-
- Ottawa	27	0	-	27	0	-
- St.Catharines/Niagara	0	7	-	0	7	-
- Sudbury	32	0	-	32	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	8	137	1612.5	30	247	723.3
- Windsor	0	0	-	0	0	-
- Barrie	14	0	-	28	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	14	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	20	-	0	20	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	11	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

	Jan.93	Jan.94	% Chg.	Jan-Feb.93	Jan-Feb.94	% Chg.
<i>CUMULATIVE COMPLETIONS BY INTENDED MKT.</i>						
Co-op						
- Canada	205	66	-67.8	319	74	-76.8
- Ontario	105	40	-61.9	153	40	-73.9
- Hamilton	61	0	-	61	0	-
- Kitchener	0	0	-	0	0	-
- London	0	0	-	0	0	-
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	14	0	-	62	0	-
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	30	0	-	30	0	-
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	66,129	63,598	-3.8	65,135	62,192	-4.5
	- Ontario	25,426	21,225	-16.5	24,551	20,314	-17.3
	- Quebec	8,767	8,441	-3.7	8,663	8,161	-5.8
	- B.C.	21,782	23,676	8.7	22,138	23,831	7.6
	- Prairies	7,092	7,271	2.5	7,147	7,307	2.2
	- Atl.Prov.	3,062	2,985	-2.5	2,636	2,579	-2.2
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	8,141	7,222	-11.3	7,572	6,657	-12.1
Semi	- Ontario	859	857	-0.2	815	761	-6.6
Row	- Ontario	3,233	3,456	6.9	3,412	3,202	-6.2
Apartments	- Ontario	13,193	9,690	-26.6	12,752	9,694	-24.0
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	2,091	2,466	17.9	2,062	1,980	-4.0
	- Toronto	1,075	1,171	8.9	986	921	-6.6
	- Ottawa	164	166	1.2	137	188	37.2
Single	- Ontario	996	923	-7.3	1,231	1,039	-15.6
	- Toronto	541	475	-12.2	542	411	-24.2
	- Ottawa	61	45	-26.2	54	61	13.0
Doubles	- Ontario	136	122	-10.3	98	129	31.6
	- Toronto	92	29	-68.5	50	39	-22.0
	- Ottawa	2	6	200.0	2	6	200.0
Row	- Ontario	597	404	-32.3	324	236	-27.2
	- Toronto	236	221	-6.4	110	44	-60.0
	- Ottawa	93	99	6.5	81	107	32.1
Apartments	- Ontario	284	906	219.0	342	504	47.4
	- Toronto	174	365	109.8	258	388	50.4
	- Ottawa	0	9	-	0	0	-
Cottages	- Ontario	7	3	-57.1	8	6	-25.0
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	71	108	52.1	59	66	11.9
	- Toronto	32	81	153.1	26	39	50.0
	- Ottawa	8	7	-12.5	0	14	-
INTEREST RATES							
1 Yr Mortgage	- Canada	7.70	5.75	-25.3	7.70	5.75	-25.3
5 Yr Mortgage	- Canada	9.50	7.25	-23.7	9.50	7.25	-23.7
Prime Rate	- Canada	6.75	5.50	-18.5	6.50	5.50	-15.4
Bank Rate	- Canada	6.81	3.88	-43.0	6.09	4.10	-32.7
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.52	0.52	0.0	0.53	0.54	1.9
	- Ontario	0.59	0.62	5.1	0.60	0.62	3.3

		Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	129.6	131.3	1.3	130.0	130.3	0.2
	- Ontario	130.2	131.9	1.3	130.8	131.1	0.2
	- Toronto	130.8	132.4	1.2	131.6	131.9	0.2
	- Ottawa	129.4	131.1	1.3	129.7	130.3	0.5
	- Thunder Bay	128.5	130.3	1.4	129.2	128.7	-0.4
Housing	- Canada	127.6	128.4	0.6	127.6	128.6	0.8
	- Ontario	130.4	130.7	0.2	130.5	131.0	0.4
	- Toronto	131.1	131.2	0.1	131.2	131.6	0.3
	- Ottawa	127.8	128.7	0.7	127.7	128.5	0.6
	- Thunder Bay	126.5	127.3	0.6	126.6	127.7	0.9
Shelter	- Canada	131.1	132.2	0.8	131.2	132.2	0.8
	- Ontario	134.9	135.0	0.1	134.8	135.2	0.3
	- Toronto	135.2	135.0	-0.1	135.1	135.3	0.1
	- Ottawa	131.5	132.3	0.6	131.2	132.5	1.0
	- Thunder Bay	131.6	132.8	0.9	131.8	132.8	0.8
Owned Accom.	- Canada	134.7	133.4	-1.0	134.3	133.1	-0.9
	- Ontario	139.3	137.0	-1.7	138.7	136.6	-1.5
	- Toronto	140.6	137.7	-2.1	140.1	137.3	-2.0
	- Ottawa	131.8	130.8	-0.8	131.6	130.6	-0.8
	- Thunder Bay	132.6	133.2	0.5	132.9	132.9	0.0
Rented Accom.	- Canada	126.7	129.1	1.9	126.9	129.2	1.8
	- Ontario	130.2	133.5	2.5	130.5	133.7	2.5
	- Toronto	129.9	133.2	2.5	130.2	133.5	2.5
	- Ottawa	131.7	135.4	2.8	131.9	135.6	2.8
	- Thunder Bay	125.1	127.5	1.9	125.4	128.0	2.1
Rent	- Canada	127.2	129.7	2.0	127.4	129.8	1.9
	- Ontario	130.7	133.9	2.4	131.0	134.1	2.4
	- Toronto	130.4	133.6	2.5	130.7	133.9	2.4
	- Ottawa	132.2	135.8	2.7	132.4	136.0	2.7
	- Thunder Bay	125.2	127.6	1.9	125.6	128.2	2.1
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	13,846	14,011	1.2	13,837	14,044	1.5
	- Ontario	5,338	5,351	0.2	5,317	5,354	0.7
Unadjusted	- Canada	13,536	13,691	1.1	13,567	13,771	1.5
	- Ontario	5,241	5,248	0.1	5,240	5,268	0.5
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	12,309	12,419	0.9	12,328	12,485	1.3
	- Ontario	4,783	4,769	-0.3	4,781	4,780	-0.0
Unadjusted	- Canada	11,917	12,020	0.9	11,977	12,141	1.4
	- Ontario	4,666	4,649	-0.4	4,685	4,682	-0.1
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.1	11.4	2.7	10.9	11.1	1.8
	- Ontario	10.4	10.9	4.8	10.1	10.7	5.9
Unadjusted	- Canada	12.0	12.2	1.7	11.7	11.8	0.9
	- Ontario	11.0	11.4	3.6	10.6	11.1	4.7
	- Quebec	14.3	14.1	-1.4	14.3	13.6	-4.9
	- B.C.	10.9	11.2	2.8	10.8	11.2	3.7

	Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	10.2	10.0	-2.0	9.8	9.4	-4.1
- Manitoba	9.6	11.5	19.8	9.1	11.4	25.3
- Saskatchewan	10.0	8.9	-11.0	9.6	8.3	-13.5
- New Brunswick	12.6	13.8	9.5	11.9	13.3	11.8
- Newfoundland	20.3	21.5	5.9	21.2	19.9	-6.1
- Nova Scotia	14.7	15.8	7.5	15.2	15.1	-0.7
- P.E.I.	20.4	22.7	11.3	20.9	23.6	12.9
- Hamilton	11.5	9.0	-21.7	11.9	9.0	-24.4
- Kitchener	10.0	7.8	-22.0	9.7	7.3	-24.7
- London	8.3	7.9	-4.8	8.2	7.6	-7.3
- Oshawa	10.2	14.4	41.2	9.9	15.0	51.5
- Ottawa-Hull	8.2	9.0	9.8	8.1	9.4	16.0
- St.Catharines/Niagara	13.9	12.7	-8.6	14.4	12.6	-12.5
- Sudbury	12.5	11.0	-12.0	12.6	13.8	9.5
- Thunder Bay	11.0	11.2	1.8	10.7	11.5	7.5
- Toronto	10.5	11.5	9.5	10.3	11.6	12.6
- Windsor	14.3	11.2	-21.7	13.4	12.1	-9.7
TOTAL EMPLOYMENT (000s)						
- Hamilton	276.2	308.9	11.8	275.7	308.9	12.0
- Kitchener	183.3	193.9	5.8	186.5	194.3	4.2
- London	170.2	168.3	-1.1	170.5	168.1	-1.4
- Oshawa	113.1	111.3	-1.6	117.3	110.9	-5.5
- Ottawa-Hull	440.1	445.6	1.2	439	449.2	2.3
- St.Catharines/Niagara	139.4	138.9	-0.4	137.5	139.5	1.5
- Sudbury	64.3	65.8	2.3	64.5	62.9	-2.5
- Thunder Bay	57.8	56.0	-3.1	57	54.9	-3.7
- Toronto	1,761.5	1,733.2	-1.6	1,755.9	1,719.6	-2.1
- Windsor	110.9	118.1	6.5	110.9	117.1	5.6
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	16.7	12.2	-26.9	15.2	12.8	-15.8
- Kitchener	14.5	8.1	-44.1	12.1	7.2	-40.5
- London	9.4	7.6	-19.1	9.2	7.4	-19.6
- Oshawa	5.1	6.2	21.6	5.0	5.7	14.0
- Ottawa-Hull	16.4	24.4	48.8	16.6	23.8	43.4
- St.Catharines/Niagara	6.0	6.6	10.0	6.0	6.1	1.7
- Sudbury	-	-	-	-	-	-
- Thunder Bay	-	-	-	-	-	-
- Toronto	88.1	67.4	-23.5	87.2	65.7	-24.7
- Windsor	5.0	5.6	12.0	4.5	6.0	33.3
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	6.0	3.9	-34.7	5.5	4.1	-24.8
- Kitchener	7.9	4.2	-47.2	6.5	3.7	-42.9
- London	5.5	4.5	-18.2	5.4	4.4	-18.4
- Oshawa	4.5	5.6	23.5	4.3	5.1	20.6
- Ottawa-Hull	3.7	5.5	46.9	3.8	5.3	40.1
- St.Catharines/Niagara	4.3	4.8	10.4	4.4	4.4	0.2
- Sudbury	-	-	-	-	-	-
- Thunder Bay	-	-	-	-	-	-
- Toronto	5.0	3.9	-22.2	5.0	3.8	-23.1
- Windsor	4.5	4.7	5.2	4.1	5.1	26.3

5-20
5-20-8

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	128.1	127.1	-0.8	126.8	126.6	-0.2
- Kitchener/Waterloo	125.0	125.0	0.0	126.5	122.6	-3.1
- London	145.6	146.4	0.5	145.5	146.1	0.4
- Ottawa/Hull	122.5	122.9	0.3	122.5	122.7	0.2
- St.Catharines/Niagara	129.4	123.6	-4.5	129.0	122.4	-5.1
- Toronto	138.6	136.4	-1.6	137.8	136.0	-1.3
- Windsor	126.4	126.4	0.0	126.4	126.4	0.0
- Sudbury/Thunder Bay	133.3	135.9	2.0	133.9	136.2	1.7
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	127.0	126.4	-0.5	125.1	125.5	0.3
- Kitchener/Waterloo	117.7	117.4	-0.3	119.4	116.9	-2.1
- London	143.9	145.1	0.8	143.7	144.7	0.7
- Ottawa/Hull	117.4	118.4	0.9	117.4	118.2	0.7
- St.Catharines/Niagara	128.7	120.5	-6.4	127.8	119.9	-6.2
- Toronto	122.4	120.2	-1.8	121.4	119.5	-1.6
- Windsor	121.4	121.3	-0.1	121.4	121.3	-0.1
- Sudbury/Thunder Bay	130.3	135.2	3.8	132.0	135.8	2.9
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.6	128.5	-0.8	129.6	128.5	-0.8
- Kitchener/Waterloo	150.5	152.1	1.1	152.2	145.8	-4.2
- London	164.3	164.2	-0.1	164.6	164.1	-0.3
- Ottawa/Hull	144.2	143.3	-0.6	144.2	143.3	-0.6
- St.Catharines/Niagara	128.6	128.6	0.0	129.2	126.3	-2.2
- Toronto	184.1	182.5	-0.9	184.1	182.8	-0.7
- Windsor	148.4	148.4	0.0	148.4	148.4	0.0
- Sudbury/Thunder Bay	143.0	139.4	-2.5	140.9	139.4	-1.1
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$153,069	\$158,915	3.8	\$155,832	\$162,063	4.0
- Ontario	\$156,447	\$157,898	0.9	\$160,924	\$161,293	0.2
- Hamilton	\$147,365	\$142,055	-3.6	\$135,870	\$143,988	6.0
- Kitchener & Waterloo	\$145,165	\$135,410	-6.7	\$138,016	\$143,158	3.7
- London & St.Thomas	\$141,067	\$132,477	-6.1	\$132,516	\$132,780	0.2
- Oshawa & District	\$127,974	\$132,161	3.3	\$144,327	\$137,986	-4.4
- Ottawa & Carleton	\$145,978	\$145,417	-0.4	\$142,860	\$145,519	1.9
- St.Catharines & District	\$127,417	\$119,735	-6.0	\$120,579	\$128,968	7.0
- Sudbury	\$110,034	\$113,643	3.3	\$115,013	\$112,765	-2.0
- Thunder Bay	\$109,851	\$115,637	5.3	\$118,292	\$117,608	-0.6
- Toronto	\$203,347	\$199,916	-1.7	\$213,015	\$204,264	-4.1
- Windsor & Essex	\$102,018	\$124,910	22.4	\$107,756	\$118,346	9.8

HOUSE SALES & NEW LISTINGS

	Jan.93	Jan.94	% Chg.	Feb.93	Feb.94	% Chg.
MLS RESIDENTIAL REALES						
- Canada	14,003	16,818	20.1	22,488	26,798	19.2
- Ontario	5,632	6,859	21.8	8,533	11,597	35.9
- Hamilton	392	468	19.4	586	703	20.0
- Kitchener & Waterloo	172	189	9.9	244	387	58.6
- London & St.Thomas	262	336	28.2	420	539	28.3
- Oshawa & District	230	279	21.3	317	473	49.2
- Ottawa & Carleton	300	285	-5.0	528	426	-19.3
- St.Catharines & District	115	145	26.1	149	239	60.4
- Sudbury	85	108	27.1	155	153	-1.3
- Thunder Bay	55	67	21.8	90	126	40.0
- Toronto	1,800	2,374	31.9	2,881	4,245	47.3
- Windsor & Essex	219	320	46.1	313	452	44.4
MLS NEW RESIDENTIAL LISTINGS						
- Canada	61,309	58,145	-5.2	64,959	61,893	-4.7
- Ontario	26,928	22,787	-15.4	26,824	25,360	-5.5
- Hamilton	1,957	1,714	-12.4	2,209	1,841	-16.7
- Kitchener & Waterloo	806	743	-7.8	718	649	-9.6
- London & St.Thomas	1,366	1,389	1.7	1,349	1,443	7.0
- Oshawa & District	898	704	-21.6	908	795	-12.4
- Ottawa & Carleton	1,845	1,851	0.3	1,793	1,939	8.1
- St.Catharines & District	776	611	-21.3	785	616	-21.5
- Sudbury	575	548	-4.7	451	469	4.0
- Thunder Bay	145	204	40.7	191	219	14.7
- Toronto	7,416	6,224	-16.1	7,814	7,568	-3.1
- Windsor & Essex	847	-	-	925	835	-9.7

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	3rd/Q.92	3rd/Q.93	% Chg.	4th/Q.92	4th/Q.93	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	168,600	159,500	-5.4	168,500	165,000	-2.1
- Ontario	52,200	43,500	-16.7	52,500	56,100	6.9
- Quebec	37,600	37,400	-0.5	33,100	28,600	-13.6
- B.C.	43,500	44,500	2.3	44,400	46,100	3.8
- Prairies	22,800	22,400	-1.8	26,700	23,500	-12.0
- Atlantic Provinces	12,500	11,700	-6.4	11,800	10,700	-9.3
TOTAL HOUSING STARTS						
- Canada	47,602	44,961	-5.5	41,612	40,189	-3.4
- Ontario	16,195	13,422	-17.1	12,457	13,004	4.4
- Quebec	8,939	8,873	-0.7	9,139	7,797	-14.7
- B.C.	11,945	12,201	2.1	10,539	10,769	2.2
- Prairies	6,472	6,458	-0.2	6,506	5,749	-11.6
- Atlantic Provinces	4,051	4,007	-1.1	2,971	2,870	-3.4
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	8,851	8,061	-8.9	7,360	6,942	-5.7
Semi/Duplex - Ontario	755	740	-2.0	731	799	9.3
Row - Ontario	2,287	2,281	-0.3	1,864	1,919	3.0
Apartment - Ontario	4,302	2,340	-45.6	2,502	3,344	33.7
TOTAL HOUSING COMPLETIONS						
- Canada	51,401	52,563	2.3	45,833	41,345	-9.8
- Ontario	18,084	17,070	-5.6	18,002	12,783	-29.0
- Quebec	14,793	14,171	-4.2	8,179	6,738	-17.6
- B.C.	10,039	12,277	22.3	8,859	11,369	28.3
- Prairies	5,546	5,890	6.2	6,503	6,763	4.0
- Atlantic Provinces	2,939	3,155	7.3	4,290	3,692	-13.9
COMPLETIONS BY STRUCTURE						
Single - Ontario	9,227	8,281	-10.3	8,697	7,683	-11.7
Semi/Duplex - Ontario	787	696	-11.6	812	781	-3.8
Row - Ontario	2,692	2,268	-15.8	3,764	2,130	-43.4
Apartment - Ontario	5,378	5,825	8.3	4,729	2,189	-53.7
UNITS UNDER CONSTRUCTION						
- Canada	92,202	81,856	-11.2	87,518	79,761	-8.9
- Ontario	37,422	25,197	-32.7	31,653	25,047	-20.9
- Quebec	10,165	9,120	-10.3	11,033	9,811	-11.1
- B.C.	26,495	29,532	11.5	28,149	28,948	2.8
- Prairies	9,648	10,533	9.2	9,543	9,307	-2.5
- Atlantic Provinces	8,472	7,474	-11.8	7,140	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	12,949	11,106	-14.2	11,592	10,243	-11.6
Semi/Duplex - Ontario	987	988	0.1	914	1,002	9.6
Row - Ontario	5,633	3,844	-31.8	3,623	3,655	0.9
Apartment - Ontario	17,853	9,259	-48.1	15,524	10,147	-34.6

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	3rd/Q.92	3rd/Q.93	% Chg.	4th/Q.92	4th/Q.93	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	115.8	117.6	1.6	116.0	117.6	1.4
- Toronto	119.0	120.4	1.2	119.4	120.6	1.0
- Ottawa/Hull	124.4	126.3	1.5	124.6	126.7	1.7
- Montreal	110.5	111.7	1.1	110.5	111.9	1.3
- Vancouver	119.6	122.5	2.4	120.0	123.0	2.5
RESALE HOUSE PRICES						
- Canada	\$150,186	\$151,431	0.8	\$153,503	\$152,555	-0.6
- Ontario	\$160,368	\$155,665	-2.9	\$161,875	\$156,055	-3.6
- Hamilton	\$149,416	\$145,892	-2.4	\$145,823	\$140,132	-3.9
- Kitchener & Waterloo	\$116,504	\$136,899	17.5	\$141,334	\$139,210	-1.5
- London & St. Thomas	\$136,319	\$135,893	-0.3	\$141,130	\$135,388	-4.1
- Oshawa & District	\$143,792	\$135,398	-5.8	\$140,046	\$132,505	-5.4
- Ottawa & Carleton	\$144,072	\$147,047	2.1	\$142,254	\$143,714	1.0
- St.Catharines & District	\$129,433	\$122,809	-5.1	\$124,267	\$125,782	1.2
- Sudbury	\$114,898	\$113,855	-0.9	\$116,430	\$113,017	-2.9
- Thunder Bay	\$108,951	\$113,233	3.9	\$109,904	\$114,522	4.2
- Toronto	\$211,960	\$204,268	-3.6	\$210,035	\$200,872	-4.4
- Windsor & Essex	\$106,409	\$110,034	3.4	\$112,932	\$112,681	-0.2
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada	\$688,428	\$712,840	3.5	\$696,476	\$721,000	3.5
- Ontario	\$277,422	\$285,192	2.8	\$279,351	\$289,591	3.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$559,368	\$574,640	2.7	\$563,004	\$580,052	3.0
- Ontario	\$221,089	\$226,949	2.7	\$222,496	\$229,875	3.3

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	179,600	22.2	168,500	-6.2	165,000	-2.1
- Ontario	59,500	32.2	52,500	-11.8	56,100	6.9
- Quebec	50,500	9.8	33,100	-34.5	28,600	-13.6
- B.C.	41,300	58.8	44,400	7.5	46,100	3.8
- Prairies	17,500	9.4	26,700	52.6	23,500	-12.0
- Atlantic Provinces	10,800	-22.9	11,800	9.3	10,700	-9.3
TOTAL HOUSING STARTS						
- Canada	156,197	-14.0	168,271	7.7	155,443	-7.6
- Ontario	52,794	-15.7	55,772	5.6	45,140	-19.1
- Quebec	44,654	-7.1	38,228	-14.4	34,015	-11.0
- B.C.	31,875	-13.2	40,621	27.4	42,807	5.4
- Prairies	15,440	-29.6	22,752	47.4	22,456	-1.3
- Atlantic Provinces	11,434	-6.7	10,898	-4.7	11,025	1.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	26,290	-18.9	27,868	6.0	26,240	-5.8
Semi/Duplex - Ontario	1,730	-26.0	2,611	50.9	2,537	-2.8
Row - Ontario	9,472	11.9	9,246	-2.4	7,448	-19.4
Apartment - Ontario	15,302	-21.2	16,047	4.9	8,915	-44.4
TOTAL HOUSING COMPLETIONS						
- Canada	160,014	-22.4	173,245	8.3	161,794	-6.6
- Ontario	59,622	-26.0	63,134	5.9	51,130	-19.0
- Quebec	42,720	-18.8	42,323	-0.9	34,859	-17.6
- B.C.	29,578	-21.5	36,050	21.9	42,047	16.6
- Prairies	16,390	-29.0	20,051	22.3	22,451	12.0
- Atlantic Provinces	11,704	-4.4	11,687	-0.1	11,307	-3.3
COMPLETIONS BY STRUCTURE						
Single - Ontario	27,499	-36.2	30,193	9.8	27,470	-9.0
Semi/Duplex - Ontario	1,986	-20.5	2,365	19.1	2,544	7.6
Row - Ontario	7,447	-14.6	11,590	55.6	7,345	-36.6
Apartment - Ontario	22,690	-13.4	18,986	-16.3	13,771	-27.5
UNITS UNDER CONSTRUCTION						
- Canada	95,035	-5.6	87,518	-7.9	79,761	-8.9
- Ontario	40,599	-15.1	31,653	-22.0	25,047	-20.9
- Quebec	15,662	6.4	11,033	-29.6	9,811	-11.1
- B.C.	23,658	9.3	28,149	19.0	28,948	2.8
- Prairies	7,035	-13.1	9,543	35.7	9,307	-2.5
- Atlantic Provinces	8,081	-3.8	7,140	-11.6	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	14,225	-8.8	11,592	-18.5	10,243	-11.6
Semi/Duplex - Ontario	650	-28.6	914	40.6	1,002	9.6
Row - Ontario	6,635	42.7	3,623	-45.4	3,655	0.9
Apartment - Ontario	19,089	-28.4	15,524	-18.7	10,147	-34.6

DEMOLITION PERMITS & CONSTRUCTION COSTS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total						
- Ontario	2,845	-29.9	2,747	-3.4	N/A	-
- Hamilton	51	-62.5	72	41.2	N/A	-
- Kitchener	43	-41.1	57	32.6	N/A	-
- London	57	-68.3	106	86.0	N/A	-
- Oshawa	33	-50.0	16	-51.5	N/A	-
- Ottawa	464	41.5	323	-30.4	N/A	-
- St.Catharines/Niagar	83	-22.4	82	-1.2	N/A	-
- Sudbury	21	425.0	56	166.7	N/A	-
- Thunder Bay	95	-36.7	73	-23.2	N/A	-
- Toronto	824	-49.1	815	-1.1	N/A	-
- Windsor	120	33.3	97	-19.2	N/A	-
Single						
- Ontario	2,157	-34.8	2,352	9.0	N/A	-
- Toronto	727	-46.3	791	8.8	N/A	-
Double						
- Ontario	114	29.5	68	-40.4	N/A	-
- Toronto	5	-61.5	4	-20.0	N/A	-
Row						
- Ontario	23	-84.7	46	100.0	N/A	-
- Toronto	7	-93.2	9	28.6	N/A	-
Apartment						
- Ontario	551	7.4	281	-49.0	N/A	-
- Toronto	85	-43.7	11	-87.1	N/A	-
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$48.37	-6.80	\$43.14	-10.81	\$43.14	0.00
2-10 storeys (underground garage)	\$61.67	-6.80	\$55.00	-10.82	\$55.00	0.00
Over 10 storeys (underground garage)	\$60.46	-6.80	\$53.92	-10.82	\$53.92	0.00
-TOWNHOUSE						
(with single car garage)	\$52.60	-6.80	\$46.91	-10.82	\$46.91	0.00
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$63.81	-4.10	\$55.94	-12.33	\$54.94	-1.79
Superior quality (with garage)	\$75.65	-4.07	\$66.29	-12.37	\$65.11	-1.78
Luxury (with garage)	\$101.98	-4.10	\$89.40	-12.34	\$87.80	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$60.13	-4.11	\$52.71	-12.34	\$51.77	-1.78
Superior quality (with garage)	\$69.90	-4.10	\$61.27	-12.35	\$60.17	-1.80
Luxury (with garage)	\$97.51	-4.10	\$85.48	-12.34	\$83.95	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$65.82	-4.09	\$57.70	-12.34	\$56.66	-1.80
Superior quality (with garage)	\$77.63	-4.10	\$68.05	-12.34	\$66.83	-1.79
Luxury (with garage)	\$103.99	-4.09	\$91.15	-12.35	\$89.52	-1.79
	and up		and up		and up	

NOTE: N/A - Expected release date is MAY 1994.

CONSTRUCTION COST & HOUSING STOCK

	1991	% Chg.	1992	% Chg.	1993	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$520.44	-6.80	\$464.18	-10.81	\$464.18	0.00
2-10 storeys (underground garage)	\$663.56	-6.80	\$591.83	-10.81	\$591.83	0.00
Over 10 storeys (underground garage)	\$650.55	-6.80	\$580.22	-10.81	\$580.22	0.00
-TOWNHOUSE						
(with single car garage)	\$565.98	-6.80	\$504.79	-10.81	\$504.79	0.00
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$686.88	-4.10	\$601.89	-12.37	\$591.12	-1.79
Superior quality (with garage)	\$814.04	-4.10	\$713.32	-12.37	\$700.55	-1.79
Luxury (with garage)	\$1,097.92	-4.08	\$961.90	-12.39	\$944.69	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$674.26	-0.10	\$567.20	-15.88	\$557.05	-1.79
Superior quality (with garage)	\$752.37	-4.10	\$659.28	-12.37	\$647.48	-1.79
Luxury (with garage)	\$1,094.62	0.01	\$919.75	-15.98	\$903.29	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$708.46	-4.10	\$620.81	-12.37	\$609.29	-1.86
Superior quality (with garage)	\$835.62	-4.10	\$732.24	-12.37	\$719.13	-1.79
Luxury (with garage)	\$1,119.30	-4.10	\$980.82	-12.37	\$963.26	-1.79
	and up		and up		and up	
HOUSING STOCK (OCCUPIED & VACANT)						
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

REPAIRS & RENOVATIONS

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

GDP & CPI

	1991	% Chg.	1992	% Chg.	1993	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada	\$675,928	0.7	\$688,541	1.9	\$710,723	3.2
- Ontario	\$272,245	-0.4	\$277,454	1.9	\$284,878	2.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$556,029	-1.7	\$560,048	0.7	\$573,433	2.4
- Ontario	\$218,619	-2.9	\$221,361	1.3	\$226,766	2.4
CONSUMER PRICE INDEX						
All Items						
- Canada	126.2	5.6	128.1	1.5	130.4	1.8
- Ontario	127.6	4.6	129.0	1.1	131.2	1.7
- Toronto	128.6	4.2	129.7	0.9	131.8	1.6
- Ottawa	125.9	5.7	127.6	1.4	130.5	2.3
- Thunder Bay	124.6	5.8	127.0	1.9	129.5	2.0
Housing						
- Canada	124.7	4.4	126.4	1.4	128.0	1.3
- Ontario	127.9	3.5	129.3	1.1	130.6	1.0
- Toronto	129.0	2.0	130.0	0.8	131.1	0.8
- Ottawa	124.0	4.8	126.3	1.9	128.1	1.4
- Thunder Bay	121.5	5.9	125.0	2.9	127.0	1.6
Shelter						
- Canada	127.7	4.6	129.9	1.7	131.7	1.4
- Ontario	131.8	3.7	133.6	1.4	134.8	0.9
- Toronto	132.7	1.7	133.9	0.9	134.9	0.7
- Ottawa	127.0	5.5	129.8	2.2	131.9	1.6
- Thunder Bay	124.8	7.6	129.2	3.5	132.1	2.2
Owned Accom.						
- Canada	133.0	3.5	133.7	0.5	134.0	0.2
- Ontario	139.7	2.0	139.2	-0.4	137.9	-0.9
- Toronto	141.5	0.6	140.3	-0.8	138.9	-1.0
- Ottawa	130.7	5.5	131.6	0.7	131.1	-0.4
- Thunder Bay	128.3	7.7	131.0	2.1	132.8	1.4
Rented Accom.						
- Canada	121.8	3.5	125.1	2.7	127.8	2.2
- Ontario	124.7	3.4	128.3	2.9	131.7	2.7
- Toronto	125.2	3.2	128.4	2.6	131.4	2.3
- Ottawa	124.0	4.2	128.9	4.0	133.2	3.3
- Thunder Bay	118.4	3.1	122.8	3.7	126.1	2.7
Rent						
- Canada	122.2	3.4	125.6	2.8	128.3	2.1
- Ontario	125.0	3.4	128.8	3.0	132.2	2.6
- Toronto	125.5	3.1	128.8	2.6	131.9	2.4
- Ottawa	124.3	4.1	129.2	3.9	133.7	3.5
- Thunder Bay	118.5	3.1	122.9	3.7	126.2	2.7

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure or dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.

- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from the Laurentian Bank, which began reporting as of December 31, 1992 and the Central Guaranty Trust, which became part of the Toronto-Dominion Bank as of January 1, 1993.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

CA20N
HO 400
-H57

ISSN 1192-0955

HOUSING STATISTICS

March-April 1994



HOUSING STATISTICS

March-April 1994

Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS

1

Canada, Ontario &
Selected Municipalities

HOUSING COMPLETIONS

6

Canada, Ontario &
Selected Municipalities

UNITS UNDER CONSTRUCTION

11

Canada & Ontario

RESIDENTIAL BUILDING PERMITS

11

Ontario, Toronto & Ottawa

INTEREST RATES

11

Canada

HOUSING LOANS IN DEFAULT

11

Canada & Ontario

CONSUMER PRICE INDEX

12

Canada, Ontario &
Selected Municipalities

LABOR FORCE

12

Canada & Ontario

EMPLOYMENT

12

Canada & Ontario

UNEMPLOYMENT RATES

12

Canada, Provinces &
Selected Municipalities

CONSTRUCTION EMPLOYMENT

13

Ontario Census Metropolitan Areas

NEW HOUSE PRICE INDEX

14

Selected Census Metropolitan Areas

MONTHLY STATISTICS (contd.)	PAGE
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	14
RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

**1987 - 1993: Annual Data, 1st Q/94: Quarterly Data,
Jan-April 1994: Cumulative Data or April 1994 (where applicable)**

ALL AREAS

TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1Q/94
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443	23,878
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140	6,259
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	2,542
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	1Q/94
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400	151,900
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800	42,000
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,400	15,900
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1Q/94
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794	28,769
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130	9,541
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	3,352
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	1Q/94
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761	74,679
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047	21,690
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	10,268
STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q/94
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	3,259
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	358
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448	1,296
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	1,346
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	6,259
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q/94
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	5,118
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	538
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345	1,783
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	2,102
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	9,541
UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	1Q/94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	8,407
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	814
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,087
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	9,382
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	21,690

H) BUILDING PERMITS	1987	1988	1989	1990	1991	1992	1993	Jan-Apr
Canada	248,693	234,132	221,037	174,937	166,261	169,047	158,476	50,
Ontario	108,367	107,370	94,801	61,575	60,089	54,272	45,480	13,
Toronto,CMA	45,015	42,382	32,725	16,441	21,746	19,607	15,251	5,
I) MLS RESIDENTIAL HOUSE PRICE	1987	1988	1989	1990	1991	1992	1993	Jan-Apr
Canada	\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,477	\$160,
Ontario	\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,307	\$162,
Toronto Area	\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$206,
J) MLS RESIDENTIAL SALES	1987	1988	1989	1990	1991	1992	1993	Jan-Apr
Canada	279,983	319,480	322,733	250,028	300,952	326,850	302,796	119,
Ontario	134,370	160,578	142,911	102,792	126,164	131,381	121,783	51,
Toronto Area	43,475	49,381	38,960	26,778	38,144	41,703	38,990	18,
K) CONSUMER PRICE INDEX (1986=100)	1987	1988	1989	1990	1991	1992	1993	April.9
Canada -All Items	104.4	108.6	114.0	119.5	126.2	128.1	130.4	13
-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	12
Ontario -All Items	105.1	110.0	116.4	122.0	127.6	129.0	131.2	13
-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	13
Toronto -All Items	105.6	110.9	117.9	123.4	128.6	129.7	131.8	13
-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	13
L) SELECTED LENDING RATES	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	April.9
1 Year Mortgage Rate	10.25	12.00	12.75	12.50	8.50	7.70	6.25	7
5 Year Mortgage Rate	11.75	12.25	12.00	12.50	9.90	9.50	7.75	9
Prime Lending Rate	9.75	12.75	13.50	12.75	8.00	7.25	5.50	6
Bank of Canada Rate	8.66	11.17	12.47	11.78	7.67	7.36	4.11	6
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	199
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	
Toronto,CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	199
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	
Toronto,CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	N/A
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	N/A
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	N/A
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	N/A

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	N/A
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	N/A
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	N/A
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	N/A

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1987 - 1993: Annual Data, Jan-April 1994, or April 1994 (where applicable)

Centres with 10,000 Population and Over

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	33,32
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	9,68
Toronto,CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	4,39
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	32,12
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	10,91
Toronto,CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	4,38
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	April.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	67,03
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,81
Toronto,CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	11,08
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	5,16
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	71
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	1,91
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	1,88
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	9,68
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	5,5
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	68
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	2,13
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	2,58
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	10,9
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	April.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	7,4
Semi-detached	1,154	1,004	885	843	637	903	930	90
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,20
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	9,20
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,8
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	3,6
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	1,8
Toronto,CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	9
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	4,8
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	2,32
Toronto,CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	7

STARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	1,887
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	6,861
Condominiums	17,776	20,833	20,213	11,435	4,240	2,798	3,287	551
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	387
Not defined	191	90	735	432	20	29	1	0
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	9,686
COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Apr.94
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	2,302
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	7,098
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	1,223
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	294
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	10,917
DEMOLITION DATA BY TYPE	1987	1988	1989	1990	1991	1992	1993	1994
ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	N/A
Double	74	107	102	88	114	68	51	N/A
Row	98	51	19	150	23	46	26	N/A
Apts	550	225	257	513	551	281	337	N/A
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	N/A
TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	954	1,516	1,243	1,353	727	791	733	N/A
Double	2	6	7	13	5	4	4	N/A
Row	0	2	2	103	7	9	10	N/A
Apts	267	56	35	151	85	11	139	N/A
TOTAL	1,223	1,580	1,287	1,620	824	815	886	N/A
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	April.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	131,800
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	43,700

CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

		Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
SOCIALLY ASSISTED STARTS							
total	- Ontario	856	346	-59.6	659	618	-6.2
rental	- Ontario	674	167	-75.2	549	522	-4.9
ownership	- Ontario	0	0	-	0	0	-
co-op	- Ontario	182	179	-1.6	110	96	-12.7
SEASONALLY ADJUSTED STARTS							
total	- Canada	127,000	120,300	-5.3	136,200	131,800	-3.2
	- Ontario	40,600	34,500	-15.0	40,600	43,700	7.6
	- Quebec	27,600	30,200	9.4	33,200	36,000	8.4
	- B.C.	37,600	37,100	-1.3	36,300	28,600	-21.2
	- Prairies	16,300	14,000	-14.1	19,700	16,300	-17.3
	- Atl.Prov.	4,900	4,500	-8.2	6,400	7,200	12.5
TOTAL HOUSING STARTS							
total	- Canada	8,139	7,591	-6.7	13,178	12,602	-4.4
	- U.S.	78,300	107,900	37.8	95,600	109,900	15.0
	- Ontario	2,540	1,868	-26.5	3,713	3,912	5.4
	- Quebec	1,496	1,671	11.7	3,530	3,877	9.8
	- B.C.	2,886	2,982	3.3	3,629	2,706	-25.4
	- Prairies	1,080	918	-15.0	1,951	1,654	-15.2
	- Atl.Prov.	137	152	10.9	355	453	27.6
	- Hamilton	45	143	217.8	382	314	-17.8
	- Kitchener	123	78	-36.6	213	151	-29.1
	- London	269	87	-67.7	284	227	-20.1
	- Oshawa	22	58	163.6	80	159	98.8
	- Ottawa	249	162	-34.9	343	387	12.8
	- St.Catharines/Niagara	36	43	19.4	175	126	-28.0
	- Sudbury	23	41	78.3	8	49	512.5
	- Thunder Bay	10	1	-90.0	31	8	-74.2
	- Toronto	1,364	1,004	-26.4	1,471	1,850	25.8
	- Windsor	54	72	33.3	89	250	180.9
ACTUAL STARTS BY STRUCTURE							
single	- Ontario	892	1,018	14.1	1,986	2,325	17.1
	- Hamilton	43	117	172.1	182	223	22.5
	- Kitchener	48	34	-29.2	122	123	0.8
	- London	45	57	26.7	69	83	20.3
	- Oshawa	20	39	95.0	78	159	103.8
	- Ottawa	65	64	-1.5	131	188	43.5
	- St.Catharines/Niagara	27	27	0.0	44	86	95.5
	- Sudbury	19	5	-73.7	6	11	83.3
	- Thunder Bay	10	1	-90.0	29	8	-72.4
	- Toronto	439	487	10.9	876	975	11.3
	- Windsor	50	68	36.0	85	186	118.8

		Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
ACTUAL STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	100	122	22.0	278	380	36.7
	- Hamilton	2	2	0.0	92	4	-95.7
	- Kitchener	22	18	-18.2	26	28	7.7
	- London	8	30	275.0	26	30	15.4
	- Oshawa	2	0	-	2	0	-
	- Ottawa	2	4	100.0	4	6	50.0
	- St.Catharines/Niagara	2	6	200.0	12	8	-33.3
	- Sudbury	4	0	-	2	2	0.0
	- Thunder Bay	0	0	-	2	0	-
	- Toronto	46	50	8.7	44	234	431.8
	- Windsor	4	4	0.0	4	8	100.0
Row	- Ontario	555	467	-15.9	606	640	5.6
	- Hamilton	0	24	-	108	87	-19.4
	- Kitchener	50	26	-48.0	65	0	-
	- London	12	0	-	47	38	-19.1
	- Oshawa	0	19	-	0	0	-
	- Ottawa	99	94	-5.1	153	193	26.1
	- St.Catharines/Niagara	7	10	42.9	38	32	-15.8
	- Sudbury	0	30	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	176	213	21.0	75	290	286.7
	- Windsor	0	0	-	0	0	-
Apartment	- Ontario	993	261	-73.7	843	567	-32.7
	- Hamilton	0	0	-	0	0	-
	- Kitchener	3	0	-	0	0	-
	- London	204	0	-	142	76	-46.5
	- Oshawa	0	0	-	0	0	-
	- Ottawa	83	0	-	55	0	-
	- St.Catharines/Niagara	0	0	-	81	0	-
	- Sudbury	0	6	-	0	36	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	703	254	-63.9	476	351	-26.3
	- Windsor	0	0	-	0	56	-
ACTUAL STARTS BY INTENDED MARKET							
Rental	- Canada	1,490	648	-56.5	1,838	1,132	-38.4
	- Ontario	1,144	178	-84.4	732	536	-26.8
Ownership	- Canada	4,237	4,359	2.9	7,866	8,943	13.7
	- Ontario	1,113	1,443	29.6	2,452	3,024	23.3
Condo	- Canada	2,209	2,366	7.1	3,319	2,418	-27.1
	- Ontario	101	68	-32.7	419	256	-38.9
Co-op	- Canada	203	199	-2.0	151	96	-36.4
	- Ontario	182	179	-1.6	110	96	-12.7

	Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE SOCIALLY ASSISTED STARTS						
total - Ontario	1,021	1,252	22.6	1,680	1,870	11.3
rental - Ontario	773	1,044	35.1	1,322	1,566	18.5
co-op - Ontario	248	208	-16.1	358	304	-15.1
CUMULATIVE TOTAL STARTS						
total - Canada	20,778	20,721	-0.3	33,956	33,323	-1.9
- Ontario	6,054	5,774	-4.6	9,767	9,686	-0.8
- Hamilton	281	515	83.3	663	829	25.0
- Kitchener	401	249	-37.9	614	400	-34.9
- London	437	458	4.8	721	685	-5.0
- Oshawa	147	381	159.2	227	540	137.9
- Ottawa	549	461	-16.0	892	848	-4.9
- St. Catharines/Niagara	175	161	-8.0	350	287	-18.0
- Sudbury	97	121	24.7	105	170	61.9
- Thunder Bay	15	45	200.0	46	53	15.2
- Toronto	3,053	2,542	-16.7	4,524	4,392	-2.9
- Windsor	178	167	-6.2	267	417	56.2
- Barrie	82	40	-51.2	121	61	-49.6
- Belleville	8	8	0.0	65	24	-63.1
- Brantford	2	32	1500.0	135	65	-51.9
- Cornwall	19	58	205.3	30	78	160.0
- Guelph	122	71	-41.8	153	95	-37.9
- Kingston	35	45	28.6	77	90	16.9
- North Bay	12	0	-100.0	12	3	-75.0
- Peterborough	15	8	-46.7	51	46	-9.8
- Sarnia	49	35	-28.6	106	47	-55.7
- SS Marie	70	3	-95.7	153	44	-71.2
CUMULATIVE STARTS BY INTENDED MARKET						
total - Canada	2,918	2,544	-12.8	4,756	3,676	-22.7
- Ontario	1,308	1,351	3.3	2,040	1,887	-7.5
- Hamilton	54	183	238.9	97	183	88.7
- Kitchener	88	41	-53.4	144	41	-71.5
- London	204	217	6.4	366	293	-19.9
- Oshawa	0	102	-	0	102	-
- Ottawa	99	10	-89.9	158	10	-93.7
- St. Catharines/Niagara	7	54	671.4	88	54	-38.6
- Sudbury	24	12	-50.0	24	12	-50.0
- Thunder Bay	2	0	-	4	0	-
- Toronto	637	618	-3.0	861	982	14.1
- Windsor	15	0	-	15	56	273.3
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	50	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	28	-	0	28	-
- Guelph	101	0	-	104	0	-
- Kingston	0	0	-	0	0	-
- North Bay	3	0	-	3	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	60	0	-	76	40	-47.4

		Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE STARTS BY INTENDED MARKET-ctd.							
Ownership	- Canada	11,663	11,104	-4.8	19,529	20,047	2.7
	- Ontario	3,820	3,837	0.4	6,272	6,861	9.4
	- Hamilton	227	272	19.8	531	534	0.6
	- Kitchener	300	182	-39.3	457	333	-27.1
	- London	147	200	36.1	237	313	32.1
	- Oshawa	135	279	106.7	215	438	103.7
	- Ottawa	450	451	0.2	698	838	20.1
	- St.Catharines/Niagara	113	101	-10.6	169	211	24.9
	- Sudbury	73	79	8.2	81	92	13.6
	- Thunder Bay	13	9	-30.8	42	17	-59.5
	- Toronto	1,748	1,580	-9.6	2,707	2,864	5.8
	- Windsor	128	141	10.2	217	335	54.4
	- Barrie	82	40	-51.2	121	61	-49.6
	- Belleville	8	8	0.0	15	24	60.0
	- Brantford	2	30	1400.0	127	63	-50.4
	- Cornwall	19	30	57.9	30	50	66.7
	- Guelph	21	71	238.1	49	95	93.9
	- Kingston	35	30	-14.3	77	75	-2.6
	- North Bay	9	0	-	9	3	-66.7
	- Peterborough	15	8	-46.7	51	46	-9.8
	- Sarnia	21	35	66.7	46	47	2.2
	- SS Marie	10	3	-70.0	17	4	-76.5
Condo	- Canada	5,866	6,743	15.0	9,185	9,161	-0.3
	- Ontario	677	295	-56.4	1,096	551	-49.7
	- Hamilton	0	42	-	35	67	91.4
	- Kitchener	13	26	100.0	13	26	100.0
	- London	86	41	-52.3	118	79	-33.1
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	0	-	36	0	-
	- St.Catharines/Niagara	0	6	-	38	22	-42.1
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	36	-	0	36	-
	- Toronto	514	116	-77.4	784	285	-63.6
	- Windsor	35	26	-25.7	35	26	-25.7
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	2	-	8	2	-75.0
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

		Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE STARTS BY INTENDED MARKET-<i>cont.</i>							
Co-op	- Canada	307	311	1.3	458	407	-11.1
	- Ontario	248	291	17.3	358	387	8.1
	- Hamilton	0	18	-	0	45	-
	- Kitchener	0	0	-	0	0	-
	- London	0	0	-	0	0	-
	- Oshawa	12	0	-	12	0	-
	- Ottawa	0	0	-	0	0	-
	- St. Catharines/Niagara	54	0	-	54	0	-
	- Sudbury	0	30	-	0	66	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	154	228	48.1	172	261	51.7
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	15	-	0	15	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	28	0	-	60	0	-
	- SS Marie	0	0	-	60	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

	Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
TOTAL HOUSING COMPLETIONS						
Total	8,519	6,938	-18.6	8,970	8,360	-6.8
- Canada	3,255	2,640	-18.9	2,921	2,604	-10.9
- Ontario	1,221	856	-29.9	1,433	1,176	-17.9
- Quebec	2,439	2,088	-14.4	2,693	2,766	2.7
- B.C.	1,206	946	-21.6	1,501	1,339	-10.8
- Prairies	398	408	2.5	422	475	12.6
- Atl.Prov.	223	278	24.7	124	241	94.4
- Hamilton	177	126	-28.8	121	83	-31.4
- Kitchener	47	252	436.2	111	164	47.7
- London	55	145	163.6	195	133	-31.8
- Oshawa	287	215	-25.1	352	295	-16.2
- Ottawa	97	53	-45.4	73	42	-42.5
- St.Catharines/Niagara	166	17	-89.8	39	81	107.7
- Sudbury	28	22	-21.4	56	44	-21.4
- Thunder Bay	1,412	1,150	-18.6	1,123	1,030	-8.3
- Toronto	84	72	-14.3	67	70	4.5
- Windsor						
ACTUAL COMPLETIONS BY STRUCTURE						
Single	1,388	1,204	-13.3	1,478	1,343	-9.1
- Ontario	70	84	20.0	101	171	69.3
- Hamilton	54	55	1.9	61	56	-8.2
- Kitchener	32	49	53.1	54	51	-5.6
- London	51	89	74.5	71	74	4.2
- Oshawa	134	56	-58.2	179	133	-25.7
- Ottawa	41	29	-29.3	45	29	-35.6
- St.Catharines/Niagara	40	6	-85.0	25	13	-48.0
- Sudbury	24	22	-8.3	34	11	-67.6
- Thunder Bay	590	498	-15.6	589	522	-11.4
- Toronto	62	72	16.1	55	64	16.4
- Windsor						
Semi/Duplex	178	126	-29.2	204	172	-15.7
- Ontario	0	4	-	0	6	-
- Hamilton	18	14	-22.2	14	10	-28.6
- Kitchener	4	8	100.0	12	28	133.3
- London	4	0	-	6	0	-
- Oshawa	2	4	100.0	2	34	1600.0
- Ottawa	6	10	66.7	4	4	0.0
- St.Catharines/Niagara	6	2	-66.7	14	0	-
- Sudbury	4	0	-	2	2	0.0
- Thunder Bay	84	44	-47.6	126	38	-69.8
- Toronto	2	0	-	8	6	-25.0
- Windsor						

		Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
ACTUAL COMPLETIONS BY STRUCTURE-<i>add</i>							
Row	- Ontario	704	558	-20.7	539	520	-3.5
	- Hamilton	104	190	82.7	23	64	178.3
	- Kitchener	0	46	-	46	11	-76.1
	- London	7	39	457.1	22	85	286.4
	- Oshawa	0	56	-	60	59	-1.7
	- Ottawa	151	72	-52.3	157	128	-18.5
	- St.Catharines/Niagara	10	14	40.0	16	9	-43.8
	- Sudbury	34	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	239	130	-45.6	99	137	38.4
	- Windsor	20	0	-	4	0	-
Apartment	- Ontario	985	752	-23.7	700	569	-18.7
	- Hamilton	49	0	-	0	0	-
	- Kitchener	105	11	-89.5	0	6	-
	- London	4	156	3800.0	23	0	-
	- Oshawa	0	0	-	58	0	-
	- Ottawa	0	83	-	14	0	-
	- St.Catharines/Niagara	40	0	-	8	0	-
	- Sudbury	86	9	-89.5	0	68	-
	- Thunder Bay	0	0	-	20	31	55.0
	- Toronto	499	478	-4.2	309	333	7.8
	- Windsor	0	0	-	0	0	-
ACTUAL COMPLETIONS BY INTENDED MKT.							
Rental	- Canada	1,674	989	-40.9	1,672	1,072	-35.9
	- Ontario	1,020	448	-56.1	780	374	-52.1
Ownership	- Canada	4,892	4,159	-15.0	5,411	5,037	-6.9
	- Ontario	1,742	1,502	-13.8	1,896	1,820	-4.0
Condo	- Canada	1,644	1,615	-1.8	1,554	2,172	39.8
	- Ontario	263	515	95.8	84	331	294.0
Co-op	- Canada	309	175	-43.4	333	79	-76.3
	- Ontario	230	175	-23.9	161	79	-50.9

	Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE TOTAL COMPLETIONS						
Total						
- Canada	25,314	23,761	-6.1	34,284	32,121	-6.3
- Ontario	10,096	8,313	-17.7	13,017	10,917	-16.1
- Hamilton	751	675	-10.1	875	916	4.7
- Kitchener	545	319	-41.5	666	402	-39.6
- London	219	734	235.2	330	898	172.1
- Oshawa	204	427	109.3	399	560	40.4
- Ottawa	1,194	600	-49.7	1,546	895	-42.1
- St.Catharines/Niagara	288	155	-46.2	361	197	-45.4
- Sudbury	405	171	-57.8	444	252	-43.2
- Thunder Bay	85	115	35.3	141	159	12.8
- Toronto	4,234	3,352	-20.8	5,357	4,382	-18.2
- Windsor	303	224	-26.1	370	294	-20.5
- Barrie	264	160	-39.4	320	183	-42.8
- Belleville	141	90	-36.2	161	96	-40.4
- Brantford	60	108	80.0	72	135	87.5
- Cornwall	51	53	3.9	61	64	4.9
- Guelph	54	148	174.1	210	163	-22.4
- Kingston	109	106	-2.8	155	209	34.8
- North Bay	87	21	-75.9	155	31	-80.0
- Peterborough	131	158	20.6	146	168	15.1
- Sarnia	32	35	9.4	44	49	11.4
- SS Marie	230	81	-64.8	235	83	-64.7
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Rental						
- Canada	5,297	3,779	-28.7	6,969	4,851	-30.4
- Ontario	2,910	1,928	-33.7	3,690	2,302	-37.6
- Hamilton	126	285	126.2	126	285	126.2
- Kitchener	128	79	-38.3	148	85	-42.6
- London	8	424	5200.0	35	424	1111.4
- Oshawa	0	0	-	60	0	-
- Ottawa	369	171	-53.7	432	172	-60.2
- St.Catharines/Niagara	16	0	-	16	0	-
- Sudbury	162	28	-82.7	162	96	-40.7
- Thunder Bay	6	38	533.3	28	40	42.9
- Toronto	1,367	541	-60.4	1,678	723	-56.9
- Windsor	3	4	33.3	3	4	33.3
- Barrie	90	0	-	92	0	-
- Belleville	88	50	-43.2	99	50	-49.5
- Brantford	0	0	-	0	0	-
- Cornwall	0	26	-	0	26	-
- Guelph	0	72	-	146	72	-50.7
- Kingston	0	0	-	0	75	-
- North Bay	42	2	-95.2	107	2	-98.1
- Peterborough	77	89	15.6	77	89	15.6
- Sarnia	0	0	-	0	0	-
- SS Marie	211	60	-71.6	211	60	-71.6

		Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Ownership	- Canada	15,580	14,276	-8.4	20991	19,313	-8.0
	- Ontario	6,099	5,278	-13.5	7,995	7,098	-11.2
	- Hamilton	292	330	13.0	412	533	29.4
	- Kitchener	265	170	-35.8	366	241	-34.2
	- London	170	167	-1.8	232	252	8.6
	- Oshawa	204	399	95.6	281	532	89.3
	- Ottawa	778	429	-44.9	1,052	713	-32.2
	- St.Catharines/Niagara	169	142	-16.0	218	184	-15.6
	- Sudbury	151	143	-5.3	190	156	-17.9
	- Thunder Bay	79	77	-2.5	113	88	-22.1
	- Toronto	2,606	2,108	-19.1	3,394	2,726	-19.7
	- Windsor	300	220	-26.7	367	290	-21.0
	- Barrie	132	160	21.2	186	183	-1.6
	- Belleville	53	40	-24.5	62	46	-25.8
	- Brantford	60	93	55.0	72	120	66.7
	- Cornwall	51	27	-47.1	61	38	-37.7
	- Guelph	53	56	5.7	60	71	18.3
	- Kingston	109	106	-2.8	155	134	-13.5
	- North Bay	45	19	-57.8	48	29	-39.6
	- Peterborough	54	58	7.4	69	68	-1.4
	- Sarnia	32	35	9.4	44	49	11.4
	- SS Marie	19	21	10.5	24	23	-4.2
Condo	- Canada	3,809	5,457	43.3	5,363	7,629	42.3
	- Ontario	704	892	26.7	788	1,223	55.2
	- Hamilton	143	23	-83.9	147	61	-58.5
	- Kitchener	152	70	-53.9	152	76	-50.0
	- London	41	53	29.3	63	132	109.5
	- Oshawa	0	28	-	0	28	-
	- Ottawa	47	0	-	62	10	-83.9
	- St.Catharines/Niagara	0	7	-	16	7	-56.3
	- Sudbury	32	0	-	32	0	-
	- Thunder Bay	0	0	-	0	31	-
	- Toronto	231	661	186.1	255	812	218.4
	- Windsor	0	0	-	0	0	-
	- Barrie	42	0	-	42	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	15	-	0	15	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	1	20	1900.0	4	20	400.0
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	11	-	0	11	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan-Mar.93	Jan-Mar.94	% Chg.	Jan-Apr.93	Jan-Apr.94	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Co-op						
- Canada	628	249	-60.4	961	328	-65.9
- Ontario	383	215	-43.9	544	294	-46.0
- Hamilton	190	37	-80.5	190	37	-80.5
- Kitchener	0	0	-	0	0	-
- London	0	90	-	0	90	-
- Oshawa	0	0	-	58	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	103	6	-94.2	111	6	-94.6
- Sudbury	60	0	-	60	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	30	42	40.0	30	121	303.3
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES, LOANS IN DEFAULT
CPI & EMPLOYMENT**

		Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
NITS UNDER CONSTRUCTION							
Total	- Canada	64,715	62,685	-3.1	68,798	67,035	-2.6
	- Ontario	23,758	19,486	-18.0	24,389	20,819	-14.6
	- Quebec	8,932	8,937	0.1	11,067	11,694	5.7
	- B.C.	22,586	24,724	9.5	23,527	24,672	4.9
	- Prairies	7,078	7,278	2.8	7,521	7,619	1.3
	- Atl.Prov.	2,361	2,260	-4.3	2,294	2,231	-2.7
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	7,036	6,471	-8.0	7,540	7,453	-1.2
Semi	- Ontario	767	757	-1.3	844	964	14.2
Row	- Ontario	3,271	3,065	-6.3	3,327	3,201	-3.8
Apartment	- Ontario	12,684	9,193	-27.5	12,678	9,201	-27.4
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	3,696	4,172	12.9	4,631	4,937	6.6
	- Toronto	1,509	1,589	5.3	1,075	1,460	35.8
	- Ottawa	311	379	21.9	164	460	180.5
Single	- Ontario	1,994	2,583	29.5	2,699	3,398	25.9
	- Toronto	682	883	29.5	541	911	68.4
	- Ottawa	102	197	93.1	61	186	204.9
Doubles	- Ontario	371	553	49.1	243	475	95.5
	- Toronto	71	345	385.9	92	160	73.9
	- Ottawa	6	4	-33.3	2	18	800.0
Row	- Ontario	410	554	35.1	557	529	-5.0
	- Toronto	66	234	254.5	236	50	-78.8
	- Ottawa	174	175	0.6	93	226	143.0
Apartment	- Ontario	843	409	-51.5	1,035	461	-55.5
	- Toronto	659	80	-87.9	174	313	79.9
	- Ottawa	14	1	-92.9	0	24	-
Cottages	- Ontario	11	9	-18.2	34	26	-23.5
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	67	64	-4.5	63	48	-23.8
	- Toronto	31	47	51.6	32	26	-18.8
	- Ottawa	15	2	-86.7	8	6	-25.0
INTEREST RATES							
1 Year Mortgage	- Canada	7.25	7.00	-3.4	7.25	7.95	9.7
5 Year Mortgage	- Canada	8.95	8.95	0.0	8.95	9.50	6.1
Prime Rate	- Canada	6.00	6.25	4.2	6.00	6.75	12.5
Bank Rate	- Canada	5.36	5.64	5.2	5.60	6.07	8.4
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.51	0.52	2.0	0.51	0.50	-2.0
	- Ontario	0.59	0.57	-3.4	0.61	0.55	-9.8

		Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	129.9	130.1	0.2	129.9	130.2	0.2
	- Ontario	130.9	130.7	-0.2	130.7	130.9	0.2
	- Toronto	131.6	131.5	-0.1	131.3	131.5	0.2
	- Ottawa	130.1	130.5	0.3	130.0	130.7	0.5
	- Thunder Bay	129.1	128.8	-0.2	128.8	128.9	0.1
Housing	- Canada	127.6	128.5	0.7	127.8	128.0	0.2
	- Ontario	130.4	130.7	0.2	130.3	130.3	0.0
	- Toronto	131.0	131.3	0.2	130.8	130.6	-0.2
	- Ottawa	127.6	128.3	0.5	127.5	128.6	0.9
	- Thunder Bay	126.2	127.8	1.3	126.5	127.4	0.7
Shelter	- Canada	131.3	132.1	0.6	131.4	131.4	0.0
	- Ontario	134.7	134.9	0.1	134.4	134.1	-0.2
	- Toronto	134.9	135.0	0.1	134.6	134.0	-0.4
	- Ottawa	131.3	132.4	0.8	131.0	132.1	0.8
	- Thunder Bay	131.5	132.8	1.0	131.4	132.1	0.5
Owned Accom.	- Canada	134.4	132.8	-1.2	134.2	131.8	-1.8
	- Ontario	138.4	136.0	-1.7	138.1	135.0	-2.2
	- Toronto	139.6	136.6	-2.1	139.2	135.5	-2.7
	- Ottawa	131.1	130.2	-0.7	130.6	130.0	-0.5
	- Thunder Bay	132.3	132.9	0.5	131.9	131.5	-0.3
Rented Accom.	- Canada	127.0	129.4	1.9	127.2	129.4	1.7
	- Ontario	130.7	133.9	2.4	130.9	133.9	2.3
	- Toronto	130.4	133.6	2.5	130.7	133.7	2.3
	- Ottawa	132.0	135.6	2.7	132.2	135.6	2.6
	- Thunder Bay	125.5	128.1	2.1	125.5	127.9	1.9
Rent	- Canada	127.6	129.9	1.8	127.7	130.1	1.9
	- Ontario	131.2	134.3	2.4	131.5	134.5	2.3
	- Toronto	130.9	134.0	2.4	131.2	134.2	2.3
	- Ottawa	132.5	136.1	2.7	132.9	136.2	2.5
	- Thunder Bay	125.6	128.2	2.1	125.7	127.9	1.8
LABOR FORCE (000s)							
Seasonally Adjusted	- Canada	13,913	14,015	0.7	13,925	14,081	1.1
	- Ontario	5,357	5,344	-0.2	5,365	5,368	0.1
Unadjusted	- Canada	13,750	13,838	0.6	13,705	13,877	1.3
	- Ontario	5,309	5,292	-0.3	5,291	5,302	0.2
EMPLOYMENT (000s)							
Seasonally Adjusted	- Canada	12,376	12,533	1.3	12,333	12,534	1.6
	- Ontario	4,806	4,803	-0.1	4,787	4,818	0.6
Unadjusted	- Canada	12,054	12,231	1.5	12,083	12,293	1.7
	- Ontario	4,706	4,715	0.2	4,726	4,761	0.7
UNEMPLOYMENT RATE							
Seasonally Adjusted	- Canada	11.0	10.6	-3.6	11.4	11.0	-3.5
	- Ontario	10.3	10.1	-1.9	10.7	10.2	-4.7
Unadjusted	- Canada	12.3	11.6	-5.7	11.8	11.4	-3.4
	- Ontario	11.4	10.9	-4.4	10.7	10.2	-4.7
	- Quebec	14.8	13.4	-9.5	14.0	13.3	-5.0
	- B.C.	10.3	10.0	-2.9	10.3	10.8	4.9

	Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
EMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	10.7	9.4	-12.1	10.7	9.2	-14.0
- Manitoba	9.8	10.7	9.2	10.3	10.1	-1.9
- Saskatchewan	9.6	8.5	-11.5	9.2	8.9	-3.3
- New Brunswick	14.6	15.3	4.8	13.6	15.1	11.0
- Newfoundland	23.5	21.9	-6.8	22.8	23.1	1.3
- Nova Scotia	16.0	15.2	-5.0	15.6	15.0	-3.8
- P.E.I.	22.0	22.2	0.9	20.9	22.3	6.7
- Hamilton	12.3	9.2	-25.2	12.5	9.0	-28.0
- Kitchener	9.7	7.6	-21.6	9.4	7.5	-20.2
- London	8.6	8.0	-7.0	8.2	8.1	-1.2
- Oshawa	9.7	14.0	44.3	9.7	12.7	30.9
- Ottawa	7.9	9.2	16.5	7.8	9.0	15.4
- St.Catharines/Niagara	15.0	12.6	-16.0	14.6	12.1	-17.1
- Sudbury	13.0	14.5	11.5	12.2	12.9	5.7
- Thunder Bay	11.3	12.3	8.8	11.7	13.3	13.7
- Toronto	10.7	11.6	8.4	10.9	10.9	0.0
- Windsor	12.9	12.4	-3.9	11.9	11.9	0.0
TOTAL EMPLOYMENT (000s)						
- Hamilton	278.8	309.1	10.9	280.7	309.6	10.3
- Kitchener	190.9	195.1	2.2	195.1	197.4	1.2
- London	170.9	168.8	-1.2	172.9	171.7	-0.7
- Oshawa	120.6	112.1	-7.0	122.4	114.1	-6.8
- Ottawa	439.4	451.8	2.8	439.7	453.6	3.2
- St.Catharines/Niagara	135.6	139.5	2.9	134.3	141.5	5.4
- Sudbury	64.8	61.9	-4.5	65.7	63.9	-2.7
- Thunder Bay	56.0	54.0	-3.6	55.8	53.6	-3.9
- Toronto	1,748.6	1,710.2	-2.2	1,749.3	1,729.9	-1.1
- Windsor	112.2	116.9	4.2	113.1	117.9	4.2
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	14.1	13.5	-4.3	13.8	13.3	-3.6
- Kitchener	10.4	8.0	-23.1	9.0	7.2	-20.0
- London	9.0	7.7	-14.4	9.5	7.4	-22.1
- Oshawa	4.5	4.4	-2.2	N/A	5.1	-
- Ottawa	17.8	25.3	42.1	18.0	24.2	34.4
- St.Catharines/Niagara	6.1	5.8	-4.9	5.9	5.8	-1.7
- Sudbury	N/A	4.0	-	N/A	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	87.2	74.6	-14.4	85.6	68.2	-20.3
- Windsor	4.4	6.5	47.7	4.4	6.2	40.9
PERCENTAGE OF CONSTRUCTION EMPLOYMENT						
- Hamilton	5.1	4.4	-13.6	4.9	4.3	-12.6
- Kitchener	5.4	4.1	-24.7	4.6	3.6	-20.9
- London	5.3	4.6	-13.4	5.5	4.3	-21.6
- Oshawa	3.7	3.9	5.2	N/A	4.5	-
- Ottawa	4.1	5.6	38.2	4.1	5.3	30.3
- St.Catharines/Niagara	4.5	4.2	-7.6	4.4	4.1	-6.7
- Sudbury	N/A	6.5	-	N/A	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	5.0	4.4	-12.5	4.9	3.9	-19.4
- Windsor	3.9	5.6	41.8	3.9	5.3	35.2

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.8	127.2	-0.5	127.6	126.5	-0.9
- Kitchener/Waterloo	126.5	123.0	-2.8	126.4	123.5	-2.3
- London	145.6	146.4	0.5	146.0	146.4	0.3
- Ottawa/Hull	122.9	122.5	-0.3	123.6	123.2	-0.3
- St.Catharines/Niagara	129.2	121.4	-6.0	129.0	121.9	-5.5
- Toronto	137.8	136.2	-1.2	137.3	136.3	-0.7
- Windsor	127.4	126.4	-0.8	127.4	127.0	-0.3
- Sudbury/Thunder Bay	133.3	136.2	2.2	134.6	136.9	1.7
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.8	126.4	-0.3	126.3	125.0	-1.0
- Kitchener/Waterloo	119.3	117.5	-1.5	119.3	118.0	-1.1
- London	143.9	145.1	0.8	144.1	145.1	0.7
- Ottawa/Hull	117.9	117.9	0.0	118.8	118.4	-0.3
- St.Catharines/Niagara	128.2	118.5	-7.6	127.8	119.2	-6.7
- Toronto	121.4	119.8	-1.3	120.7	119.9	-0.7
- Windsor	122.5	121.3	-1.0	122.5	121.9	-0.5
- Sudbury/Thunder Bay	131.2	135.8	3.5	132.8	136.3	2.6
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.6	128.5	-0.8	129.6	128.4	-0.9
- Kitchener/Waterloo	152.2	114.8	-24.6	152.1	145.8	-4.1
- London	164.6	164.1	-0.3	165.6	164.1	-0.9
- Ottawa/Hull	144.2	143.3	-0.6	144.3	144.7	0.3
- St.Catharines/Niagara	129.2	126.3	-2.2	129.2	126.3	-2.2
- Toronto	184.1	182.5	-0.9	184.1	182.6	-0.8
- Windsor	148.4	148.4	0.0	148.4	149.1	0.5
- Sudbury/Thunder Bay	140.9	139.4	-1.1	140.9	140.4	-0.4
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$155,455	\$160,394	3.2	\$155,476	\$161,570	3.9
- Ontario	\$159,224	\$162,992	2.4	\$159,089	\$166,151	4.4
- Hamilton	\$144,418	\$147,466	2.1	\$143,769	\$153,108	6.5
- Kitchener & Waterloo	\$139,489	\$142,321	2.0	\$139,545	\$142,723	2.3
- London & St.Thomas	\$134,536	\$138,896	3.2	\$133,986	\$134,139	0.1
- Oshawa & District	\$139,031	\$142,816	2.7	\$137,214	\$143,487	4.6
- Ottawa & Carleton	\$144,602	\$146,569	1.4	\$147,132	\$147,304	0.1
- St.Catharines & District	\$123,667	\$126,550	2.3	\$128,695	\$124,365	-3.4
- Sudbury	\$109,203	\$116,419	6.6	\$118,657	\$113,170	-4.6
- Thunder Bay	\$112,439	\$120,840	7.5	\$113,963	\$118,977	4.4
- Toronto	\$211,055	\$204,953	-2.9	\$210,807	\$211,645	0.4
- Windsor & Essex	\$107,549	\$113,883	5.9	\$111,388	\$114,945	3.2

MLS RESIDENTIAL SALES & MLS RESIDENTIAL NEW LISTINGS

	Mar.93	Mar.94	% Chg.	Apr.93	Apr.94	% Chg.
RESIDENTIAL SALES						
- Canada	29,909	38,210	27.8	31,749	36,481	14.9
- Ontario	10,586	16,329	54.3	11,975	15,782	31.8
- Hamilton	696	1,031	48.1	761	1,068	40.3
- Kitchener & Waterloo	354	499	41.0	399	439	10.0
- London & St.Thomas	525	809	54.1	691	779	12.7
- Oshawa & District	477	645	35.2	462	563	21.9
- Ottawa & Carlton	680	729	7.2	744	641	-13.8
- St.Catharines & District	177	300	69.5	224	287	28.1
- Sudbury	160	216	35.0	195	187	-4.1
- Thunder Bay	158	166	5.1	138	163	18.1
- Toronto	3,323	6,008	80.8	3,812	5,844	53.3
- Windsor & Essex	382	570	49.2	453	615	35.8
NEW RESIDENTIAL LISTINGS						
- Canada	72,921	77,037	5.6	72,260	71,232	-1.4
- Ontario	29,744	32,442	9.1	31,344	30,210	-3.6
- Hamilton	2,552	2,511	-1.6	2,550	2,272	-10.9
- Kitchener & Waterloo	790	832	5.3	861	770	-10.6
- London & St.Thomas	1,524	1,563	2.6	1,558	1,657	6.4
- Oshawa & District	964	917	-4.9	936	774	-17.3
- Ottawa & Carlton	2,097	2,317	10.5	2,345	2,174	-7.3
- St.Catharines & District	709	684	-3.5	769	711	-7.5
- Sudbury	568	633	11.4	583	545	-6.5
- Thunder Bay	256	281	9.8	281	265	-5.7
- Toronto	8,094	9,527	17.7	8,845	8,684	-1.8
- Windsor & Essex	952	1,093	14.8	995	986	-0.9

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	4th/Q.92	4th/Q.93	% Chg.	1st/Q.93	1st/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	162,400	-1.3	148,900	151,900	2.0
- Ontario	51,000	53,800	5.5	43,100	42,000	-2.6
- Quebec	33,100	29,500	-10.9	33,000	35,700	8.2
- B.C.	43,700	44,000	0.7	41,600	42,700	2.6
- Prairies	26,100	22,500	-13.8	23,600	24,100	2.1
- Atlantic Provinces	10,700	12,600	17.8	7,600	7,400	-2.6
TOTAL HOUSING STARTS						
- Canada	41,612	40,189	-3.4	23,478	23,878	1.7
- Ontario	12,457	13,004	4.4	6,617	6,259	-5.4
- Quebec	9,139	7,797	-14.7	4,437	4,575	3.1
- B.C.	10,539	10,769	2.2	7,853	8,568	9.1
- Prairies	6,506	5,749	-11.6	3,775	3,779	0.1
- Atlantic Provinces	2,971	2,870	-3.4	796	697	-12.4
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	7,360	6,942	-5.7	3,526	3,259	-7.6
Semi/Duplex - Ontario	731	799	9.3	360	358	-0.6
Row - Ontario	1,864	1,919	3.0	1,401	1,296	-7.5
Apartment - Ontario	2,502	3,344	33.7	1,330	1,346	1.2
TOTAL HOUSING COMPLETIONS						
- Canada	45,833	41,345	-9.8	31,284	28,769	-8.0
- Ontario	18,002	12,783	-29.0	11,778	9,541	-19.0
- Quebec	8,179	6,738	-17.6	4,730	3,870	-18.2
- B.C.	8,859	11,369	28.3	7,442	8,581	15.3
- Prairies	6,503	6,763	4.0	2,693	2,408	-10.6
- Atlantic Provinces	4,290	3,692	-13.9	4,641	4,369	-5.9
COMPLETIONS BY STRUCTURE						
Single - Ontario	8,697	7,683	-11.7	6,248	5,118	-18.1
Semi/Duplex - Ontario	812	781	-3.8	560	538	-3.9
Row - Ontario	3,764	2,130	-43.4	1,552	1,783	14.9
Apartment - Ontario	4,729	2,189	-53.7	3,418	2,102	-38.5
UNITS UNDER CONSTRUCTION						
- Canada	87,518	79,761	-8.9	79,144	74,679	-5.6
- Ontario	31,653	25,047	-20.9	26,155	21,690	-17.1
- Quebec	11,033	9,811	-11.1	10,650	10,503	-1.4
- B.C.	28,149	28,948	2.8	28,569	28,935	1.3
- Prairies	9,543	9,307	-2.5	5,065	4,855	-4.1
- Atlantic Provinces	7,140	6,648	-6.9	8,705	8,696	-0.1
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	10,243	-11.6	8,818	8,407	-4.7
Semi/Duplex - Ontario	914	1,002	9.6	778	814	4.6
Row - Ontario	3,623	3,655	0.9	3,430	3,087	-10.0
Apartment - Ontario	15,524	10,147	-34.6	13,129	9,382	-28.5

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	4th/Q.92	4th/Q.93	% Chg.	1st/Q.93	1st/Q.94	% Chg.
RTMENT CONSTRUCTION PRICE INDEX						
- Canada	116.0	117.6	1.4	115.9	118.4	2.2
- Toronto	119.4	120.6	1.0	118.9	121.2	1.9
- Ottawa/Hull	124.6	126.7	1.7	124.7	127.1	1.9
- Montreal	110.5	111.9	1.3	110.6	112.0	1.3
- Vancouver	120.0	123.0	2.5	119.8	123.7	3.3
SALE HOUSE PRICES						
- Canada	\$153,503	\$152,555	-0.6	\$155,079	\$160,171	3.3
- Ontario	\$161,875	\$156,055	-3.6	\$159,178	\$161,226	1.3
- Hamilton	\$145,823	\$140,132	-3.9	\$142,116	\$145,206	2.2
- Kitchener & Waterloo	\$141,334	\$139,210	-1.5	\$140,290	\$141,407	0.8
- London & St. Thomas	\$141,130	\$135,388	-4.1	\$135,251	\$135,658	0.3
- Oshawa & District	\$140,046	\$132,505	-5.4	\$138,187	\$139,053	0.6
- Ottawa & Carleton	\$142,254	\$143,714	1.0	\$144,266	\$144,954	0.5
- St.Catharines & District	\$124,267	\$125,782	1.2	\$123,602	\$125,995	1.9
- Sudbury	\$116,430	\$113,017	-2.9	\$111,631	\$114,618	2.7
- Thunder Bay	\$109,904	\$114,522	4.2	\$113,708	\$118,735	4.4
- Toronto	\$210,035	\$200,872	-4.4	\$210,027	\$203,774	-3.0
- Windsor & Essex	\$112,932	\$112,681	-0.2	\$106,294	\$118,016	11.0
GROSS DOMESTIC PRODUCT (SAAR)						
arket Prices (\$ Millions)						
- Canada	\$695,072	\$723,364	4.1	\$699,420	\$727,396	4.0
- Ontario	\$279,351	\$289,591	3.7	\$277,921	N/A	-
onstant 1986 Prices (\$ Millions)						
- Canada	\$559,164	\$576,792	3.2	\$563,824	\$582,820	3.4
- Ontario	\$222,496	\$229,875	3.3	\$222,585	N/A	-

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	179,600	22.2	168,500	-6.2	165,000	-2.1
- Ontario	59,500	32.2	52,500	-11.8	56,100	6.9
- Quebec	50,500	9.8	33,100	-34.5	28,600	-13.6
- B.C.	41,300	58.8	44,400	7.5	46,100	3.8
- Prairies	17,500	9.4	26,700	52.6	23,500	-12.0
- Atlantic Provinces	10,800	-22.9	11,800	9.3	10,700	-9.3
TOTAL HOUSING STARTS						
- Canada	156,197	-14.0	168,271	7.7	155,443	-7.6
- Ontario	52,794	-15.7	55,772	5.6	45,140	-19.1
- Quebec	44,654	-7.1	38,228	-14.4	34,015	-11.0
- B.C.	31,875	-13.2	40,621	27.4	42,807	5.4
- Prairies	15,440	-29.6	22,752	47.4	22,456	-1.3
- Atlantic Provinces	11,434	-6.7	10,898	-4.7	11,025	1.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	26,290	-18.9	27,868	6.0	26,240	-5.8
Semi/Duplex - Ontario	1,730	-26.0	2,611	50.9	2,537	-2.8
Row - Ontario	9,472	11.9	9,246	-2.4	7,448	-19.4
Apartment - Ontario	15,302	-21.2	16,047	4.9	8,915	-44.4
TOTAL HOUSING COMPLETIONS						
- Canada	160,014	-22.4	173,245	8.3	161,794	-6.6
- Ontario	59,622	-26.0	63,134	5.9	51,130	-19.0
- Quebec	42,720	-18.8	42,323	-0.9	34,859	-17.6
- B.C.	29,578	-21.5	36,050	21.9	42,047	16.6
- Prairies	16,390	-29.0	20,051	22.3	22,451	12.0
- Atlantic Provinces	11,704	-4.4	11,687	-0.1	11,307	-3.3
COMPLETIONS BY STRUCTURE						
Single - Ontario	27,499	-36.2	30,193	9.8	27,470	-9.0
Semi/Duplex - Ontario	1,986	-20.5	2,365	19.1	2,544	7.6
Row - Ontario	7,447	-14.6	11,590	55.6	7,345	-36.6
Apartment - Ontario	22,690	-13.4	18,986	-16.3	13,771	-27.5
UNITS UNDER CONSTRUCTION						
- Canada	95,035	-5.6	87,518	-7.9	79,761	-8.9
- Ontario	40,599	-15.1	31,653	-22.0	25,047	-20.9
- Quebec	15,662	6.4	11,033	-29.6	9,811	-11.1
- B.C.	23,658	9.3	28,149	19.0	28,948	2.8
- Prairies	7,035	-13.1	9,543	35.7	9,307	-2.5
- Atlantic Provinces	8,081	-3.8	7,140	-11.6	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	14,225	-8.8	11,592	-18.5	10,243	-11.6
Semi/Duplex - Ontario	650	-28.6	914	40.6	1,002	9.6
Row - Ontario	6,635	42.7	3,623	-45.4	3,655	0.9
Apartment - Ontario	19,089	-28.4	15,524	-18.7	10,147	-34.6

DEMOLITION PERMITS & CONSTRUCTION COSTS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total						
- Ontario	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Hamilton	51	-62.5	72	41.2	97	34.7
- Kitchener	43	-41.1	57	32.6	40	-29.8
- London	57	-68.3	106	86.0	34	-67.9
- Oshawa	33	-50.0	16	-51.5	36	125.0
- Ottawa	464	41.5	323	-30.4	174	-46.1
- St.Catharines/Niagar	83	-22.4	82	-1.2	78	-4.9
- Sudbury	21	425.0	56	166.7	53	-5.4
- Thunder Bay	95	-36.7	73	-23.2	53	-27.4
- Toronto	824	-49.1	815	-1.1	886	8.7
- Windsor	120	33.3	97	-19.2	74	-23.7
Single						
- Ontario	2,157	-34.8	2,352	9.0	2,070	-12.0
- Toronto	727	-46.3	791	8.8	733	-7.3
Double						
- Ontario	114	29.5	68	-40.4	51	-25.0
- Toronto	5	-61.5	4	-20.0	4	0.0
Row						
- Ontario	23	-84.7	46	100.0	26	-43.5
- Toronto	7	-93.2	9	28.6	10	11.1
Apartment						
- Ontario	551	7.4	281	-49.0	337	19.9
- Toronto	85	-43.7	11	-87.1	139	1163.6
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$48.37	-6.80	\$43.14	-10.81	\$43.14	0.00
2-10 storeys (underground garage)	\$61.67	-6.80	\$55.00	-10.82	\$55.00	0.00
Over 10 storeys (underground garage)	\$60.46	-6.80	\$53.92	-10.82	\$53.92	0.00
TOWNHOUSE						
with single car garage)	\$52.60	-6.80	\$46.91	-10.82	\$46.91	0.00
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$63.81	-4.10	\$55.94	-12.33	\$54.94	-1.79
Superior quality (with garage)	\$75.65	-4.07	\$66.29	-12.37	\$65.11	-1.78
Luxury (with garage)	\$101.98 and up	-4.10	\$89.40 and up	-12.34	\$87.80 and up	-1.79
TWO STOREY BRICK						
Speculative NHA (no garage)	\$60.13	-4.11	\$52.71	-12.34	\$51.77	-1.78
Superior quality (with garage)	\$69.90	-4.10	\$61.27	-12.35	\$60.17	-1.80
Luxury (with garage)	\$97.51 and up	-4.10	\$85.48 and up	-12.34	\$83.95 and up	-1.79
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$65.82	-4.09	\$57.70	-12.34	\$56.66	-1.80
Superior quality (with garage)	\$77.63	-4.10	\$68.05	-12.34	\$66.83	-1.79
Luxury (with garage)	\$103.99 and up	-4.09	\$91.15 and up	-12.35	\$89.52 and up	-1.79

CONSTRUCTION COST & HOUSING STOCK

	1991	% Chg.	1992	% Chg.	1993	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$520.44	-6.80	\$464.18	-10.81	\$464.18	0.00
2-10 storeys (underground garage)	\$663.56	-6.80	\$591.83	-10.81	\$591.83	0.00
Over 10 storeys (underground garage)	\$650.55	-6.80	\$580.22	-10.81	\$580.22	0.00
-TOWNHOUSE (with single car garage)	\$565.98	-6.80	\$504.79	-10.81	\$504.79	0.00
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$686.88	-4.10	\$601.89	-12.37	\$591.12	-1.79
Superior quality (with garage)	\$814.04	-4.10	\$713.32	-12.37	\$700.55	-1.79
Luxury (with garage)	\$1,097.92	-4.08	\$961.90	-12.39	\$944.69	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$674.26	-0.10	\$567.20	-15.88	\$557.05	-1.79
Superior quality (with garage)	\$752.37	-4.10	\$659.28	-12.37	\$647.48	-1.79
Luxury (with garage)	\$1,094.62	0.01	\$919.75	-15.98	\$903.29	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$708.46	-4.10	\$620.81	-12.37	\$609.29	-1.86
Superior quality (with garage)	\$835.62	-4.10	\$732.24	-12.37	\$719.13	-1.79
Luxury (with garage)	\$1,119.30	-4.10	\$980.82	-12.37	\$963.26	-1.79
	and up		and up		and up	
HOUSING STOCK (OCCUPIED & VACANT)						
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

REPAIRS & RENOVATIONS

	1990	% Chg.	1991	% Chg.	1992	% Chg.
REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Improvements						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Innovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

GDP & CPI

	1991	% Chg.	1992	% Chg.	1993	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada	\$675,928	0.7	\$688,541	1.9	\$710,723	3.2
- Ontario	\$272,245	-0.4	\$277,454	1.9	\$284,878	2.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$556,029	-1.7	\$560,048	0.7	\$573,433	2.4
- Ontario	\$218,619	-2.9	\$221,361	1.3	\$226,766	2.4
CONSUMER PRICE INDEX						
All Items						
- Canada	126.2	5.6	128.1	1.5	130.4	1.8
- Ontario	127.6	4.6	129.0	1.1	131.2	1.7
- Toronto	128.6	4.2	129.7	0.9	131.8	1.6
- Ottawa	125.9	5.7	127.6	1.4	130.5	2.3
- Thunder Bay	124.6	5.8	127.0	1.9	129.5	2.0
Housing						
- Canada	124.7	4.4	126.4	1.4	128.0	1.3
- Ontario	127.9	3.5	129.3	1.1	130.6	1.0
- Toronto	129.0	2.0	130.0	0.8	131.1	0.8
- Ottawa	124.0	4.8	126.3	1.9	128.1	1.4
- Thunder Bay	121.5	5.9	125.0	2.9	127.0	1.6
Shelter						
- Canada	127.7	4.6	129.9	1.7	131.7	1.4
- Ontario	131.8	3.7	133.6	1.4	134.8	0.9
- Toronto	132.7	1.7	133.9	0.9	134.9	0.7
- Ottawa	127.0	5.5	129.8	2.2	131.9	1.6
- Thunder Bay	124.8	7.6	129.2	3.5	132.1	2.2
Owned Accom.						
- Canada	133.0	3.5	133.7	0.5	134.0	0.2
- Ontario	139.7	2.0	139.2	-0.4	137.9	-0.9
- Toronto	141.5	0.6	140.3	-0.8	138.9	-1.0
- Ottawa	130.7	5.5	131.6	0.7	131.1	-0.4
- Thunder Bay	128.3	7.7	131.0	2.1	132.8	1.4
Rented Accom.						
- Canada	121.8	3.5	125.1	2.7	127.8	2.2
- Ontario	124.7	3.4	128.3	2.9	131.7	2.7
- Toronto	125.2	3.2	128.4	2.6	131.4	2.3
- Ottawa	124.0	4.2	128.9	4.0	133.2	3.3
- Thunder Bay	118.4	3.1	122.8	3.7	126.1	2.7
Rent						
- Canada	122.2	3.4	125.6	2.8	128.3	2.1
- Ontario	125.0	3.4	128.8	3.0	132.2	2.6
- Toronto	125.5	3.1	128.8	2.6	131.9	2.4
- Ottawa	124.3	4.1	129.2	3.9	133.7	3.5
- Thunder Bay	118.5	3.1	122.9	3.7	126.2	2.7

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

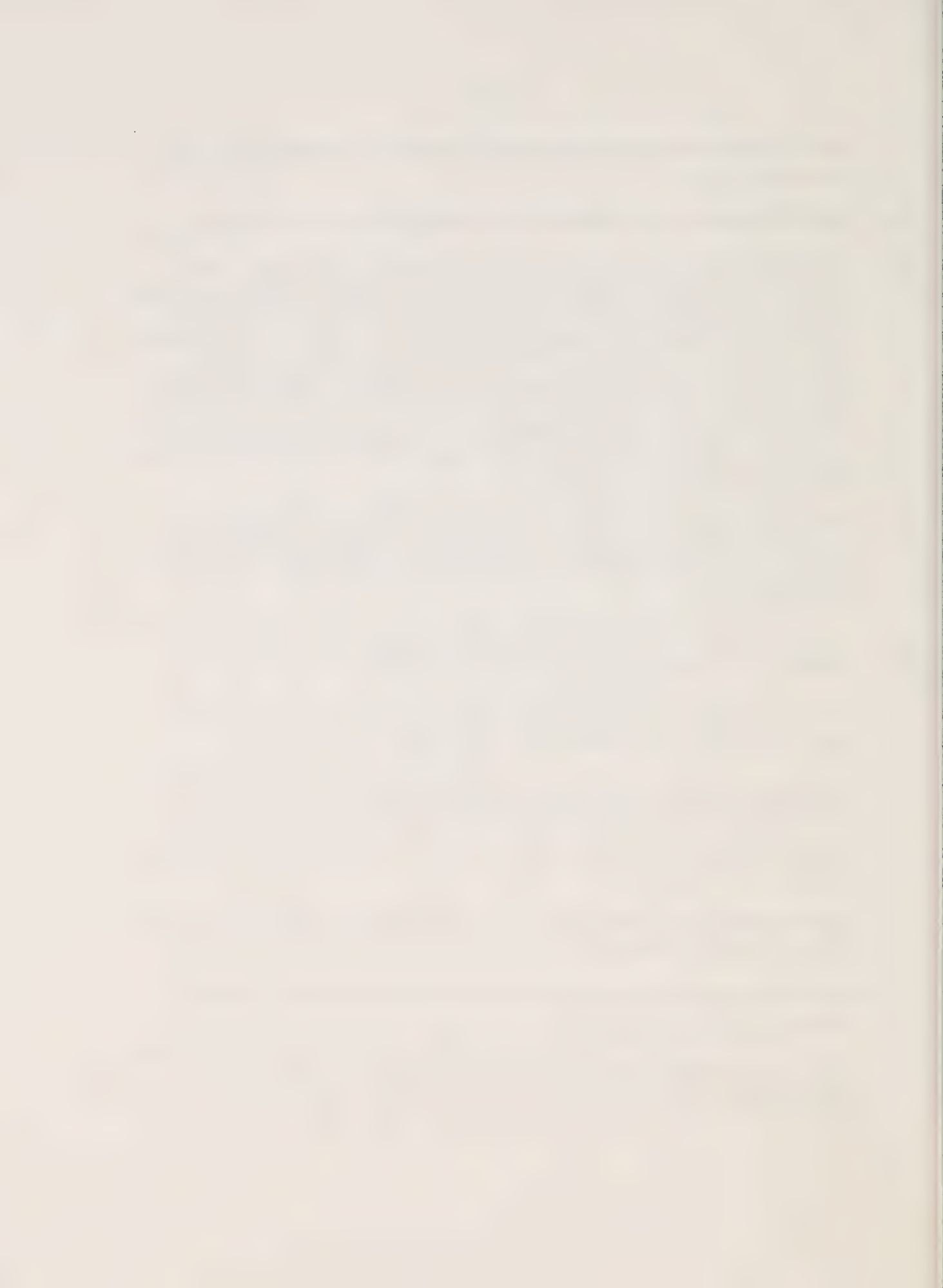
The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

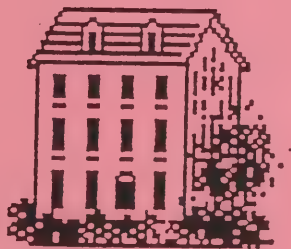
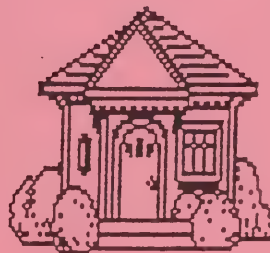


CAJON
H0400
-H57

ISSN 1192-0955

HOUSING STATISTICS

May-June 1994



HOUSING STATISTICS

May-June 1994

Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS

1

Canada, Ontario &
Selected Municipalities

HOUSING COMPLETIONS

6

Canada, Ontario &
Selected Municipalities

UNITS UNDER CONSTRUCTION

11

Canada & Ontario

RESIDENTIAL BUILDING PERMITS

11

Ontario, Toronto & Ottawa

INTEREST RATES

11

Canada

HOUSING LOANS IN DEFAULT

11

Canada & Ontario

CONSUMER PRICE INDEX

12

Canada, Ontario &
Selected Municipalities

LABOR FORCE

12

Canada & Ontario

EMPLOYMENT

12

Canada & Ontario

UNEMPLOYMENT RATES

12

Canada, Provinces &
Selected Municipalities

CONSTRUCTION EMPLOYMENT

13

Ontario Census Metropolitan Areas

NEW HOUSE PRICE INDEX

14

Selected Census Metropolitan Areas

MONTHLY STATISTICS (contd.)	PAGE
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	14
RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987 - 1993: Annual Data, 1st Q + 2nd Q/94: Quarterly Data,
Jan-June 1994: Cumulative Data or June 1994 (where applicable)

ALL AREAS

TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443	75,265
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140	20,424
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	7,341
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	2Q/94
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400	166,700
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800	48,700
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,400	20,900
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794	65,923
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130	18,866
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	6,623
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	2Q/94
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761	89,143
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047	26,430
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	11,782
STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	12,891
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	1,548
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448	3,284
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	2,701
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	20,424
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	10,878
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	1,104
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345	3,136
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	3,748
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	18,866
UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	2Q/94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	12,225
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	1,446
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,720
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	9,039
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	26,430

H) BUILDING PERMITS	1987	1988	1989	1990	1991	1992	1993	Jan-June 94
Canada	248,693	234,132	221,037	174,937	166,261	169,047	158,476	87,513
Ontario	108,367	107,370	94,801	61,575	60,089	54,272	45,480	24,855
Toronto, CMA	45,015	42,382	32,725	16,441	21,746	19,607	15,251	8,858
I) MLS RESIDENTIAL HOUSE PRICE	1987	1988	1989	1990	1991	1992	1993	Jan-June 94
Canada	\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,477	\$159,084
Ontario	\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,307	\$162,710
Toronto Area	\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,852
J) MLS RESIDENTIAL SALES	1987	1988	1989	1990	1991	1992	1993	Jan-June 94
Canada	279,983	319,480	322,733	250,028	300,952	326,850	302,796	177,253
Ontario	134,370	160,578	142,911	102,792	126,164	131,381	121,783	76,167
Toronto Area	43,475	49,381	38,960	26,778	38,144	41,703	38,990	26,437
K) CONSUMER PRICE INDEX (1989=100)	1987	1988	1989	1990	1991	1992	1993	June 94
Canada -All Items	104.4	108.6	114.0	119.5	126.2	128.1	130.4	130.2
-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	128.1
Ontario -All Items	105.1	110.0	116.4	122.0	127.6	129.0	131.2	130.7
-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	130.3
Toronto -All Items	105.6	110.9	117.9	123.4	128.6	129.7	131.8	131.3
-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	130.7
L) SELECTED LENDING RATES	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June 94
1 Year Mortgage Rate	10.25	12.00	12.75	12.50	8.50	7.70	6.25	8.95
5 Year Mortgage Rate	11.75	12.25	12.00	12.50	9.90	9.50	7.75	10.75
Prime Lending Rate	9.75	12.75	13.50	12.75	8.00	7.25	5.50	8.00
Bank of Canada Rate	8.66	11.17	12.47	11.78	7.67	7.36	4.11	6.92
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	2.8
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	N/A
Toronto, CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	1.8
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	N/A
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	2.9
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	N/A
Toronto, CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	1.8
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	N/A

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	N/A
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	N/A
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	N/A
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	N/A

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	N/A
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	N/A
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	N/A
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	N/A

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1987 - 1993: Annual Data, Jan-June 1994, or June 1994 (where applicable)

Centres with 10,000 Population and Over

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	62,933
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	18,287
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	7,341
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	54,185
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	16,456
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	6,623
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	74,781
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	23,783
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	11,782
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	10,941
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	1,465
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	3,229
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	2,652
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	18,287
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	8,893
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	1,056
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	2,970
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	3,537
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	16,456
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	9,830
Semi-detached	1,154	1,004	885	843	637	903	930	1,343
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,662
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	8,948
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	23,783
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	5,815
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	2,391
Toronto, CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	1,040
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	7,465
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	2,846
Toronto, CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	1,016

STARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	2,391
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	14,207
Condominiums	17,778	20,833	20,213	11,435	4,240	2,798	3,287	1,043
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	646
Not defined	191	90	735	432	20	29	1	-
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	18,287
COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-June94
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	2,846
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	11,333
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	1,696
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	581
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	16,456
DEMOLITION DATA BY TYPE	1987	1988	1989	1990	1991	1992	1993	1994
ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	N/A
Double	74	107	102	88	114	68	51	N/A
Row	98	51	19	150	23	46	26	N/A
Apts	550	225	257	513	551	281	337	N/A
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	N/A
ii) TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	954	1,516	1,243	1,353	727	791	733	N/A
Double	2	6	7	13	5	4	4	N/A
Row	0	2	2	103	7	9	10	N/A
Apts	267	56	35	151	85	11	139	N/A
TOTAL	1,223	1,580	1,287	1,620	824	815	886	N/A
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	140,800
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	44,000

- CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

	May'93	May'94	% Chg.	June'93	June'94	% Chg.
SPECIALLY ASSISTED STARTS						
Total - Ontario	954	286	-70.0	142	148	4.2
Ontario - Ontario	800	72	-91.0	87	127	46.0
Ontario - Ontario	154	214	39.0	55	21	-61.8
SEASONALLY ADJUSTED STARTS (Rev.)						
Total - Canada	123,200	132,000	7.1	125,200	140,800	12.5
- Ontario	36,800	41,200	12.0	31,100	44,000	41.5
- Quebec	28,300	36,100	27.6	31,100	29,800	-4.2
- B.C.	36,200	30,000	-17.1	36,500	37,700	3.3
- Prairies	14,700	16,800	14.3	19,100	19,400	1.6
- Atl.Prov.	7,200	7,900	9.7	7,400	9,900	33.8
TOTAL HOUSING STARTS						
Total - Canada	13,203	14,896	12.8	12,965	14,714	13.5
- U.S.	94,000	118,200	25.7	100,600	108,500	7.9
- Ontario	3,949	4,393	11.2	3,093	4,208	36.0
- Quebec	3,843	4,926	28.2	3,632	3,577	-1.5
- B.C.	3,198	2,998	-6.3	3,394	3,759	10.8
- Prairies	1,559	1,738	11.5	1,982	1,980	-0.1
- Atl.Prov.	654	841	28.6	864	1,190	37.7
- Hamilton	283	311	9.9	183	304	66.1
- Kitchener	121	132	9.1	91	114	25.3
- London	257	223	-13.2	214	192	-10.3
- Oshawa	134	337	151.5	128	228	78.1
- Ottawa	423	490	15.8	402	560	39.3
- St.Cath./Niagara	57	332	482.5	108	135	25.0
- Sudbury	114	86	-24.6	81	61	-24.7
- Thunder Bay	41	86	109.8	73	70	-4.1
- Toronto	1,831	1,341	-26.8	985	1,608	63.2
- Windsor	115	258	124.3	152	182	19.7
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	2,395	2,949	23.1	2,175	2,827	30.0
- Hamilton	132	227	72.0	138	194	40.6
- Kitchener	102	111	8.8	84	102	21.4
- London	73	96	31.5	90	121	34.4
- Oshawa	132	298	125.8	102	158	54.9
- Ottawa	226	215	-4.9	191	262	37.2
- St.Cath./Niagara	47	111	136.2	70	95	35.7
- Sudbury	17	19	11.8	57	49	-14.0
- Thunder Bay	35	33	-5.7	57	52	-8.8
- Toronto	1,038	1,035	-0.3	707	1,012	43.1
- Windsor	113	202	78.8	130	152	16.9

		May'93	May'94	% Chg.	June'93	June'94	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	149	300	101.3	163	448	174.8
	- Hamilton	0	0	-	18	2	-88.9
	- Kitchener	13	12	-7.7	7	12	71.4
	- London	32	30	-6.3	18	52	188.9
	- Oshawa	2	6	200.0	2	4	100.0
	- Ottawa	6	18	200.0	8	18	125.0
	- St.Cath./Niagara	10	16	60.0	26	8	-69.2
	- Sudbury	30	2	-93.3	18	12	-33.3
	- Thunder Bay	0	6	-	8	0	-
	- Toronto	18	130	622.2	22	232	954.5
	- Windsor	2	10	400.0	10	18	80.0
Row	- Ontario	572	733	28.1	578	579	0.2
	- Hamilton	147	60	-59.2	27	39	44.4
	- Kitchener	4	9	125.0	0	0	-
	- London	8	91	1037.5	97	19	-80.4
	- Oshawa	0	33	-	24	66	175.0
	- Ottawa	136	233	71.3	184	254	38.0
	- St.Cath./Niagara	0	68	-	12	32	166.7
	- Sudbury	3	24	700.0	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	247	139	-43.7	205	127	-38.0
	- Windsor	0	4	-	12	12	0.0
Apartment	- Ontario	833	411	-50.7	177	354	100.0
	- Hamilton	4	24	-	0	69	-
	- Kitchener	2	0	-	0	0	-
	- London	144	6	-95.8	9	0	-
	- Oshawa	0	0	-	0	0	-
	- Ottawa	55	24	149.1	19	26	36.8
	- St.Cath./Niagara	0	137	-	0	0	-
	- Sudbury	64	41	-26.6	6	0	-
	- Thunder Bay	6	47	-	8	18	125.0
	- Toronto	528	37	-92.0	51	237	364.7
	- Windsor	0	42	-	0	0	-
STARTS BY INTENDED MARKET							
Rental	- Canada	1,752	1,186	-32.3	1,143	953	-16.6
	- Ontario	917	306	-66.6	194	198	2.1
Ownership	- Canada	9,011	10,776	19.6	8,681	10,399	19.8
	- Ontario	2,760	3,682	33.4	2,564	3,664	42.9
Condo	- Canada	2,280	2,593	13.7	3,044	3,291	8.1
	- Ontario	118	167	41.5	280	325	16.1
Co-op	- Canada	154	286	85.7	55	64	16.4
	- Ontario	154	238	54.5	55	21	-61.1

	Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
CUMULATIVE ASSISTED STARTS						
Total - Ontario	2,634	2,156	-18.1	2,776	2,304	-17.0
Ontario - Ontario	2,122	1,638	-22.8	2,209	1,765	-20.1
Co-op - Ontario	512	518	1.2	567	539	-4.9
CUMULATIVE STARTS						
Total - Canada	47,159	14,079	-70.1	60,124	62,933	4.7
- Ontario	13,716	48,219	251.6	16,809	18,287	8.8
- Hamilton	946	1,140	20.5	1,129	1,444	27.9
- Kitchener	735	532	-27.6	826	646	-21.8
- London	978	908	-7.2	1,192	1,100	-7.7
- Oshawa	361	877	142.9	489	1,105	126.0
- Ottawa	1,315	1,338	1.7	1,717	1,898	10.5
- St.Cath./Niagara	407	619	52.1	515	754	46.4
- Sudbury	219	256	16.9	300	317	5.7
- Thunder Bay	87	139	59.8	160	209	30.6
- Toronto	6,355	5,733	-9.8	7,340	7,341	0.0
- Windsor	382	675	76.7	534	857	60.5
- Barrie	231	244	5.6	362	362	0.0
- Belleville	97	46	-52.6	127	62	-51.2
- Brantford	175	94	-46.3	195	130	-33.3
- Cornwall	30	106	253.3	36	124	244.4
- Guelph	184	124	-32.6	204	128	-37.3
- Kingston	123	153	24.4	183	246	34.4
- North Bay	26	14	-46.2	44	33	-25.0
- Peterborough	91	84	-7.7	154	113	-26.6
- Sarnia	125	68	-45.6	139	107	-23.0
- SS Marie	174	66	-62.1	184	84	-54.3
CUM. STARTS BY INTENDED MARKET						
Total - Canada	6,508	4,862	-25.3	7,651	5,815	-24.0
- Ontario	2,957	2,193	-25.8	3,151	2,391	-24.1
- Hamilton	241	207	-14.1	241	276	14.5
- Kitchener	146	41	-71.9	146	41	-71.9
- London	420	299	-28.8	429	299	-30.3
- Oshawa	0	102	-	0	102	-
- Ottawa	255	14	-94.5	326	62	-81.0
- St.Cath./Niagara	88	138	56.8	88	138	56.8
- Sudbury	91	17	-81.3	97	17	-82.5
- Thunder Bay	10	51	410.0	28	69	146.4
- Toronto	1,390	994	-28.5	1,390	1,040	-25.2
- Windsor	15	98	553.3	15	98	553.3
- Barrie	0	23	-	0	23	-
- Belleville	50	0	-	50	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	40	-	0	40	-
- Guelph	104	0	-	104	0	-
- Kingston	0	5	-	0	5	-
- North Bay	3	0	-	3	0	-
- Peterborough	0	0	-	29	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	76	40	-47.4	76	40	-47.4

		Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
CUM.STARTS BY INTENDED MKT-contd.							
Ownership	- Canada	28,540	30,823	8.0	37,221	41,222	10.7
	- Ontario	9,032	10,543	16.7	11,596	14,207	22.5
	- Hamilton	670	773	15.4	849	984	15.9
	- Kitchener	576	464	-19.4	667	578	-13.3
	- London	342	437	27.8	472	610	29.2
	- Oshawa	349	775	122.1	460	1,003	118.0
	- Ottawa	1,024	1,300	27.0	1,355	1,812	33.7
	- St.Cath./Niagara	226	352	55.8	320	463	44.7
	- Sudbury	106	113	6.6	173	174	0.6
	- Thunder Bay	77	52	-32.5	132	104	-21.2
	- Toronto	3,865	4,121	6.6	4,639	5,405	16.5
	- Windsor	332	551	66.0	484	733	51.4
	- Barrie	231	221	-4.3	362	339	-6.4
	- Belleville	47	46	-2.1	77	62	-19.5
	- Brantford	159	92	-42.1	179	127	-29.1
	- Cornwall	30	66	120.0	36	84	133.3
	- Guelph	80	124	55.0	100	128	28.0
	- Kingston	123	133	8.1	183	226	23.5
	- North Bay	23	14	-39.1	41	33	-19.5
	- Peterborough	91	84	-7.7	125	113	-9.6
	- Sarnia	65	68	4.6	79	107	35.4
	- SS Marie	38	26	-31.6	48	44	-8.3
Condo	- Canada	11,465	11,754	2.5	14,509	15,045	3.7
	- Ontario	1,214	718	-40.9	1,494	1,043	-30.2
	- Hamilton	35	87	148.6	39	90	130.8
	- Kitchener	13	27	107.7	13	27	107.7
	- London	126	117	-7.1	171	136	-20.5
	- Oshawa	0	0	-	0	0	-
	- Ottawa	36	24	-33.3	36	24	-33.3
	- St.Cath./Niagara	38	44	-	52	68	30.8
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	36	-	0	36	-
	- Toronto	886	347	-60.8	1,097	625	-43.0
	- Windsor	35	26	-25.7	35	26	-25.7
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	16	2	-87.5	16	3	-81.3
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

		Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
JM. STARTS BY INTENDED MKT-contd.							
-op	- Canada	612	693	13.2	667	757	13.5
	- Ontario	512	625	22.1	567	646	13.9
	- Hamilton	0	73	-	0	94	-
	- Kitchener	0	0	-	0	0	-
	- London	90	55	-38.9	120	55	-54.2
	- Oshawa	12	0	-	29	0	-100.0
	- Ottawa	0	0	-	0	0	-
	- St.Cath./Niagara	54	85	57.4	54	85	57.4
	- Sudbury	22	126	472.7	30	126	320.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	214	271	26.6	214	271	26.6
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	15	-	0	15	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	60	0	-	60	0	-
	- SS Marie	60	0	-	60	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		May'93	May'94	% Chg.	June'93	June'94	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	9,221	8,744	-5.2	12,660	13,320	5.2
	- Ontario	2,543	2,594	2.0	3,324	2,945	-11.4
	- Quebec	1,875	1,878	0.2	4,414	4,626	4.8
	- B.C.	3,016	2,579	-14.5	3,156	3,543	12.3
	- Prairies	1,424	1,324	-7.0	1,491	1,724	15.6
	- Atl.Prov.	363	369	1.7	275	482	75.3
	- Hamilton	89	124	39.3	209	246	17.7
	- Kitchener	181	120	-33.7	311	132	-57.6
	- London	129	186	44.2	152	181	19.1
	- Oshawa	83	125	50.6	320	113	-64.7
	- Ottawa	257	314	22.2	483	391	-19.0
	- St.Cath./Niagara	130	49	-62.3	56	165	194.6
	- Sudbury	38	21	-44.7	43	32	-25.6
	- Thunder Bay	26	50	92.3	16	19	18.8
	- Toronto	1,186	1,143	-3.6	966	1,098	13.7
	- Windsor	64	87	35.9	75	131	74.7
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	1,472	1,615	9.7	1,676	1,765	5.3
	- Hamilton	86	94	9.3	113	199	76.1
	- Kitchener	87	66	-24.1	124	108	-12.9
	- London	60	85	41.7	58	121	108.6
	- Oshawa	79	102	29.1	84	113	34.5
	- Ottawa	122	124	1.6	184	144	-21.7
	- St.Cath./Niagara	48	37	-22.9	42	74	76.2
	- Sudbury	9	15	66.7	37	30	-18.9
	- Thunder Bay	12	26	116.7	16	7	-56.3
	- Toronto	665	669	0.6	685	522	-23.8
	- Windsor	60	85	41.7	69	121	75.4
Semi/Duplex	- Ontario	148	184	24.3	153	192	25.5
	- Hamilton	0	6	-	0	2	-
	- Kitchener	14	20	42.9	34	24	-29.4
	- London	16	18	12.5	4	32	700.0
	- Oshawa	4	0	-	8	0	-
	- Ottawa	6	10	66.7	5	6	20.0
	- St.Cath./Niagara	8	12	50.0	14	0	-
	- Sudbury	4	4	0.0	4	2	-
	- Thunder Bay	6	2	-66.7	0	0	-
	- Toronto	68	76	11.8	36	72	100.0
	- Windsor	4	2	-50.0	6	10	66.7

		May'93	May'94	% Chg.	June'93	June'94	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	374	416	11.2	453	417	-7.9
	- Hamilton	3	24	700.0	12	45	275.0
	- Kitchener	80	34	-57.5	69	0	-
	- London	41	33	-19.5	14	0	-
	- Oshawa	0	23	-	67	0	-
	- Ottawa	129	180	39.5	153	117	-23.5
	- St.Cath./Niagara	14	0	-	0	10	-
	- Sudbury	25	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	68	111	63.2	85	232	172.9
	- Windsor	0	0	-	0	0	-
Apartment	- Ontario	549	379	-31.0	1,042	571	-45.2
	- Hamilton	0	0	-	84	0	-
	- Kitchener	0	0	-	84	0	-
	- London	12	50	316.7	76	28	-63.2
	- Oshawa	0	0	-	161	0	-
	- Ottawa	0	0	-	141	124	-12.1
	- St.Cath./Niagara	60	0	-	0	81	-
	- Sudbury	0	2	-	2	0	-
	- Thunder Bay	8	22	175.0	0	12	-
	- Toronto	385	287	-25.5	160	272	70.0
	- Windsor	0	0	-	0	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	1,277	1,002	-21.5	2,470	1,612	-34.7
	- Ontario	601	209	-65.2	970	335	-65.5
Ownership	- Canada	5487	5,585	1.8	7,243	8,008	10.6
	- Ontario	1737	2,083	19.9	2,068	2,152	4.1
Condo	- Canada	2325	1,954	-16.0	2,922	3,604	23.3
	- Ontario	73	111	52.1	280	362	29.3
Co-op	- Canada	132	203	53.8	25	96	284.0
	- Ontario	132	191	44.7	6	96	1500.0

	Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
CUMULATIVE TOTAL COMPLETIONS						
Total	43,505	40,865	-6.1	56,165	54,185	-3.5
- Canada	15,560	13,511	-13.2	18,884	16,456	-12.9
- Ontario	964	1,040	7.9	1,173	1,286	9.6
- Hamilton	847	522	-38.4	1,158	654	-43.5
- Kitchener	459	1,084	136.2	611	1,265	107.0
- London	482	685	42.1	802	798	-0.5
- Oshawa	1,803	1,209	-32.9	2,286	1,600	-30.0
- Ottawa	491	246	-49.9	547	411	-24.9
- St.Cath./Niagara	482	273	-43.4	525	305	-41.9
- Sudbury	167	209	25.1	183	228	24.6
- Thunder Bay	6,543	5,525	-15.6	7,509	6,623	-11.8
- Toronto	434	381	-12.2	509	512	0.6
- Windsor	353	231	-34.6	380	258	-32.1
- Barrie	172	104	-39.5	179	115	-35.8
- Belleville	130	156	20.0	165	175	6.1
- Brantford	61	64	4.9	65	82	26.2
- Cornwall	231	189	-18.2	256	216	-15.6
- Guelph	182	241	32.4	346	336	-2.9
- Kingston	203	33	-83.7	205	35	-82.9
- North Bay	155	170	9.7	175	192	9.7
- Peterborough	70	69	-1.4	240	94	-60.8
- Sarnia	240	87	-63.8	245	89	-63.7
- SS Marie						
CUM. COMPLETIONS BY INTENDED MKT						
Rental	8,246	5,853	-29.0	10,716	7,465	-30.3
- Canada	4,291	2,511	-41.5	5,261	2,846	-45.9
- Ontario	126	285	126.2	210	298	41.9
- Hamilton	228	85	-62.7	383	85	-77.8
- Kitchener	47	441	838.3	137	469	242.3
- London	60	0	-100.0	282	0	-
- Oshawa	442	174	-60.6	563	174	-69.1
- Ottawa	76	0	-100.0	76	81	6.6
- St.Cath./Niagara	162	98	-39.5	164	98	-40.2
- Sudbury	42	64	52.4	42	76	81.0
- Thunder Bay	1,997	869	-56.5	1,997	1,016	-49.1
- Toronto	3	4	33.3	3	4	33.3
- Windsor	92	0	-100.0	92	0	-
- Barrie	99	50	-49.5	99	50	-49.5
- Belleville	0	0	-	0	0	-
- Brantford	0	26	-	0	26	-
- Cornwall	146	72	-	146	72	-
- Guelph	0	75	-	116	129	11.2
- Kingston	149	2	-98.7	149	2	-98.7
- North Bay	77	89	15.6	77	89	15.6
- Peterborough	20	0	-	173	0	-
- Sarnia	211	60	-	211	60	-
- SS Marie						

		Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
SUM.COMPLETIONS BY INTENDED MKT.							
Ownership	- Canada	26,478	24,898	-6.0	33,721	32,906	-2.4
	- Ontario	9,732	9,181	-5.7	11,800	11,333	-4.0
	- Hamilton	500	637	27.4	618	845	36.7
	- Kitchener	467	361	-22.7	623	493	-20.9
	- London	308	355	15.3	370	508	37.3
	- Oshawa	364	657	80.5	456	770	68.9
	- Ottawa	1,286	1,025	-20.3	1,602	1,288	-19.6
	- St.Cath./Niagara	278	233	-16.2	334	311	-6.9
	- Sudbury	203	175	-13.8	244	207	-15.2
	- Thunder Bay	125	114	-8.8	141	121	-14.2
	- Toronto	4,154	3,513	-15.4	4,960	4,166	-16.0
	- Windsor	431	377	-12.5	506	508	0.4
	- Barrie	219	231	5.5	246	258	4.9
	- Belleville	73	54	-26.0	80	65	-18.8
	- Brantford	122	141	15.6	157	159	1.3
	- Cornwall	61	38	-37.7	65	56	-13.8
	- Guelph	81	91	12.3	105	118	12.4
	- Kingston	182	166	-8.8	230	207	-10.0
	- North Bay	54	31	-42.6	56	33	-41.1
	- Peterborough	78	70	-10.3	98	92	-6.1
	- Sarnia	50	69	38.0	67	94	40.3
	- SS Marie	29	27	-6.9	34	29	-14.7
Condo	- Canada	7,688	9,583	24.6	10,610	13,187	24.3
	- Ontario	861	1,334	54.9	1,141	1,696	48.6
	- Hamilton	148	81	-45.3	155	106	-31.6
	- Kitchener	152	76	-50.0	152	76	-50.0
	- London	104	148	42.3	104	148	42.3
	- Oshawa	0	28	-	0	28	-
	- Ottawa	75	10	-86.7	121	42	-65.3
	- St.Cath./Niagara	26	7	-73.1	26	13	-50.0
	- Sudbury	32	0	-	32	0	-
	- Thunder Bay	0	31	-	0	31	-
	- Toronto	255	881	245.5	415	1,179	184.1
	- Windsor	0	0	-	0	0	-
	- Barrie	42	0	-	42	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	8	15	-	8	16	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	4	26	550.0	5	26	420.0
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	11	-	0	11	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

		Jan-May'93	Jan-May'94	% Chg.	Jan-June'93	Jan-June'94	% Chg.
CUM. COMPLETIONS BY INTENDED MKT.							
Co-op	- Canada	1,093	531	-51.4	1,118	627	-43.9
	- Ontario	676	485	-28.3	682	581	-14.8
	- Hamilton	190	37	-	190	37	-
	- Kitchener	0	0	-	0	0	-
	- London	0	140	-	0	140	-
	- Oshawa	58	0	-	64	0	-
	- Ottawa	0	0	-	0	96	-
	- St.Cath./Niagara	111	6	-94.6	111	6	-94.6
	- Sudbury	85	0	-100.0	85	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	137	262	91.2	137	262	91.2
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		May'93	May'94	% Chg.	June'93	June'94	% Chg.
PERMITS UNDER CONSTRUCTION							
Total	- Canada	72,853	73,271	0.6	73,355	74,781	1.9
	- Ontario	25,940	22,526	-13.2	25,687	23,783	-7.4
	- Quebec	13,019	14,936	14.7	12,375	13,880	12.2
	- B.C.	23,710	25,079	5.8	23,949	25,289	5.6
	- Prairies	7,599	8,030	5.7	8,172	8,424	3.1
	- Atl.Prov.	2,585	2,700	4.4	3,172	3,405	7.3
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	8,470	8,774	3.6	8,908	9,830	10.4
Semi	- Ontario	841	1,082	28.7	877	1,343	53.1
Row	- Ontario	3,515	3,520	0.1	3,652	3,662	0.3
Partments	- Ontario	13,114	9,150	-30.2	12,250	8,948	-27.0
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	4,217	5,359	27.1	5,044	5,944	17.8
	- Toronto	1,335	1,614	20.9	1,727	2,112	22.3
	- Ottawa	347	590	70.0	500	591	18.2
Single	- Ontario	2,841	3,897	37.2	2,981	3,614	21.2
	- Toronto	710	1,148	61.7	908	1,058	16.5
	- Ottawa	176	269	52.8	217	250	15.2
Doubles	- Ontario	183	605	230.6	236	364	54.2
	- Toronto	15	299	1893.3	31	126	306.5
	- Ottawa	8	12	50.0	44	7	-84.1
Row	- Ontario	592	531	-10.3	618	1,083	75.2
	- Toronto	311	58	-81.4	115	433	276.5
	- Ottawa	139	258	85.6	229	278	21.4
Partments	- Ontario	483	256	-47.0	1,109	763	-31.2
	- Toronto	258	85	-67.1	633	449	-29.1
	- Ottawa	20	51	155.0	0	56	-
Hottages	- Ontario	49	37	-24.5	35	59	68.6
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
onversions	- Ontario	69	33	-52.2	65	61	-6.2
	- Toronto	41	24	-41.5	40	46	15.0
	- Ottawa	4	0	-100.0	10	0	-
INTEREST RATES							
Yr Mortgage	- Canada	7.25	7.95	9.7	7.25	8.95	23.4
Yr Mortgage	- Canada	8.95	9.50	6.1	8.95	10.75	20.1
Prime Rate	- Canada	6.00	6.75	12.5	6.00	8.00	33.3
Bank Rate	- Canada	5.10	6.31	23.7	4.79	6.92	44.5
HOUSING LOANS IN DEFAULT (%)							
	- Canada	0.51	0.49	-3.9	0.48	0.46	-4.2
	- Ontario	0.61	0.54	-11.5	0.58	0.51	-12.1

		May'93	May'94	% Chg.	June'93	June'94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	130.1	129.9	-0.2	130.2	130.2	0.0
	- Ontario	130.8	130.5	-0.2	131.0	130.7	-0.2
	- Toronto	131.3	131.1	-0.2	131.5	131.3	-0.2
	- Ottawa	130.2	130.5	0.2	130.4	130.4	0.0
	- Thunder Bay	128.6	128.9	0.2	128.8	128.9	0.1
Housing	- Canada	127.7	127.9	0.2	127.7	128.1	0.3
	- Ontario	130.0	130.1	0.1	130.3	130.3	0.0
	- Toronto	130.5	130.4	-0.1	130.7	130.7	0.0
	- Ottawa	127.9	128.6	0.5	127.9	128.4	0.4
	- Thunder Bay	126.5	127.5	0.8	127.2	127.3	0.1
Shelter	- Canada	131.3	131.7	0.3	131.3	131.8	0.4
	- Ontario	134.1	134.4	0.2	134.4	134.7	0.2
	- Toronto	134.1	134.3	0.1	134.3	134.5	0.1
	- Ottawa	131.4	132.4	0.8	131.7	132.6	0.7
	- Thunder Bay	131.4	132.5	0.8	132.2	132.7	0.4
Owned Accom.	- Canada	133.8	132.1	-1.3	133.8	132.4	-1.0
	- Ontario	137.1	135.2	-1.4	137.6	135.6	-1.5
	- Toronto	138.0	135.8	-1.6	138.1	132.2	-4.3
	- Ottawa	130.9	130.2	-0.5	131.1	130.5	-0.5
	- Thunder Bay	131.7	132.0	0.2	133.0	132.2	-0.6
Rented Accom.	- Canada	127.3	129.6	1.8	127.5	129.7	1.7
	- Ontario	131.2	134.0	2.1	131.5	134.2	2.1
	- Toronto	130.9	133.8	2.2	131.2	133.9	2.1
	- Ottawa	132.6	135.9	2.5	133.0	136.0	2.3
	- Thunder Bay	125.6	128.0	1.9	125.9	128.1	1.7
Rent	- Canada	127.9	130.2	1.8	128.1	130.3	1.7
	- Ontario	131.7	134.5	2.1	132.0	134.7	2.0
	- Toronto	131.4	134.3	2.2	131.7	134.4	2.1
	- Ottawa	133.2	136.3	2.3	133.4	136.4	2.2
	- Thunder Bay	125.8	128.3	2.0	126.0	128.4	1.9
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	13,918	14,101	1.3	14,020	14,049	0.2
	- Ontario	5,353	5,363	0.2	5,383	5,337	-0.9
Unadjusted	- Canada	14,030	14,225	1.4	14,338	14,379	0.3
	- Ontario	5,392	5,407	0.3	5,499	5,450	-0.9
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	12,332	12,590	2.1	12,431	12,597	1.3
	- Ontario	4,780	4,827	1.0	4,807	4,831	0.5
Unadjusted	- Canada	12,435	12,709	2.2	12,788	12,981	1.5
	- Ontario	4,813	4,867	1.1	4,915	4,943	0.6
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.4	10.7	-6.1	11.3	10.3	-8.8
	- Ontario	10.7	10.0	-6.5	10.7	9.5	-11.2
Unadjusted	- Canada	11.4	10.7	-6.1	10.8	9.7	-10.2
	- Ontario	10.7	10.0	-6.5	10.6	9.3	-12.3
	- Quebec	12.9	12.3	-4.7	12.5	10.9	-12.8
	- B.C.	10.6	9.2	-13.2	9.1	8.7	-4.4

EMPLOYMENT RATE-contd.		May '93	May '94	% Chg.	June '93	June '94	% Chg.
adjusted	- Alberta	9.5	8.8	-7.4	8.7	8.4	-3.4
	- Manitoba	9.4	9.2	-2.1	9.3	8.0	-14.0
	- Saskatchewan	7.3	7.0	-4.1	6.6	6.0	-9.1
	- New Brunswick	13.0	14.0	7.7	11.4	11.4	0.0
	- Newfoundland	21.8	23.5	7.8	19.8	20.9	5.6
	- Nova Scotia	15.3	13.4	-12.4	13.4	12.4	-7.5
	- P.E.I.	16.8	15.2	-9.5	13.5	11.4	-15.6
	- Hamilton	12.8	8.6	-32.8	12.3	7.8	-36.6
	- Kitchener	9.3	7.5	-19.4	9.1	7.1	-22.0
	- London	8.2	8.7	6.1	8.1	9.0	11.1
	- Oshawa	11.1	11.5	3.6	12.6	10.6	-15.9
	- Ottawa	7.9	8.8	11.4	8.3	8.3	0.0
	- St.Cath./Niagara	13.7	11.2	-18.2	12.5	10.4	-16.8
	- Sudbury	11.2	10.4	-7.1	10.1	10.8	6.9
	- Thunder Bay	12.2	13.6	11.5	12.4	12.8	3.2
	- Toronto	11.2	10.5	-6.2	11.3	10.4	-8.0
	- Windsor	12.0	10.8	-10.0	11.3	9.3	-17.7
TOTAL EMPLOYMENT (000s)							
	- Hamilton	285.9	308.3	7.8	291.5	309.3	6.1
	- Kitchener	196.8	199.4	1.3	198.2	202.6	2.2
	- London	176.1	171.9	-2.4	178.6	173	-3.1
	- Oshawa	121.6	116.5	-4.2	120.2	119.6	-0.5
	- Ottawa	442	456.9	3.4	445	463.8	4.2
	- St.Cath./Niagara	136.4	144.6	6.0	140	146	4.3
	- Sudbury	67.4	66.2	-1.8	70.1	67.5	-3.7
	- Thunder Bay	56.2	54.7	-2.7	56.9	56.6	-0.5
	- Toronto	1757.7	1750.9	-0.4	1776.2	1766.3	-0.6
	- Windsor	113.2	119.5	5.6	114.9	121.5	5.7
CONSTRUCTION EMPLOYMENT (000s)							
	- Hamilton	13.9	62.6	350.4	14.9	16.2	8.7
	- Kitchener	9.5	52.7	454.7	9.7	9.1	-6.2
	- London	9.9	9.5	-4.0	10.5	11.1	5.7
	- Oshawa	N/A	N/A	-	4.1	4.1	0.0
	- Ottawa	19.8	25.6	29.3	22.5	25.2	12.0
	- St.Cath./Niagara	6.1	6.1	0.0	6.6	6.7	1.5
	- Sudbury	N/A	4.4	-	N/A	4.6	-
	- Thunder Bay	N/A	N/A	-	N/A	-	-
	- Toronto	86.0	85.4	-0.7	91.1	94.0	3.2
	- Windsor	4.5	6.5	44.4	5.1	6.9	35.3
OF CONSTRUCTION EMPLOYMENT							
	- Hamilton	4.9	20.3	317.6	5.1	5.2	2.5
	- Kitchener	4.8	26.4	447.5	4.9	4.5	-8.2
	- London	5.6	5.5	-1.7	5.9	6.4	9.1
	- Oshawa	N/A	N/A	-	3.4	3.4	0.5
	- Ottawa	4.5	5.6	25.1	5.1	5.4	7.5
	- St.Cath./Niagara	4.5	4.2	-5.7	4.7	4.6	-2.7
	- Sudbury	0.0	6.6	-	N/A	N/A	-
	- Thunder Bay	N/A	N/A	-	N/A	N/A	-
	- Toronto	4.9	4.9	-0.3	5.1	5.3	3.8
	- Windsor	4.0	5.4	36.8	4.4	5.7	27.9

NEW & RESALE HOUSE PRICES

	May'93	May'94	% Chg.	June'93	June'94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.5	126.5	-0.8	127.2	127.2	0.0
- Kitchener/Waterloo	126.7	122.9	-3.0	127.2	123.0	-3.3
- London	146.3	146.3	0.0	146.1	146.3	0.1
- Ottawa/Hull	123.1	123.4	0.2	122.5	123.1	0.5
- St.Cath./Niagara	128.3	121.8	-5.1	127.0	122.4	-3.6
- Toronto	136.4	136.3	-0.1	137.9	137.1	-0.6
- Windsor	127.4	127.0	-0.3	127.4	127.0	-0.3
- Sudbury/Th. Bay	135.2	137.7	1.8	135.1	137.7	1.9
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.3	125.0	-1.0	126.1	126.2	0.1
- Kitchener/Waterloo	119.9	116.5	-2.8	120.5	116.6	-3.2
- London	144.6	145.1	0.3	144.4	145.1	0.5
- Ottawa/Hull	118.2	118.6	0.3	117.3	118.3	0.9
- St.Cath./Niagara	126.9	119.0	-6.2	125.1	119.9	-4.2
- Toronto	119.5	119.8	0.3	121.6	120.8	-0.7
- Windsor	122.5	121.9	-0.5	122.5	121.9	-0.5
- Sudbury/Th. Bay	134.6	137.1	1.9	134.4	137.1	2.0
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.6	128.4	-0.9	128.9	128.4	-0.4
- Kitchener/Waterloo	152.1	147.5	-3.0	152.1	147.5	-3.0
- London	165.3	164.1	-0.7	165.3	164.1	-0.7
- Ottawa/Hull	144.3	144.7	0.3	144.3	144.6	0.2
- St.Cath./Niagara	129.2	126.3	-2.2	129.2	126.3	-2.2
- Toronto	184.1	182.9	-0.7	184.1	182.8	-0.7
- Windsor	148.4	149.1	0.5	148.4	149.1	0.5
- Sudbury/Th. Bay	139.5	141.9	1.7	139.5	141.9	1.7
RESALE HOUSE PRICES						
- Canada	\$154,125	\$158,929	3.1	\$154,140	\$152,751	-0.9
- Ontario	\$158,631	\$163,687	3.2	\$157,992	\$162,561	2.9
- Hamilton	\$146,528	\$147,874	0.9	\$144,121	\$147,919	2.6
- Kitchener&Waterloo	\$143,681	\$141,712	-1.4	\$135,273	\$144,365	6.7
- London&St.Thomas	\$136,831	\$134,751	-1.5	\$136,385	\$138,957	1.9
- Oshawa&District	\$140,874	\$142,022	0.8	\$139,540	\$146,991	5.3
- Ottawa&Carlton	\$147,552	\$151,813	2.9	\$144,491	\$142,917	-1.1
- St.Cath.&District	\$123,039	\$118,124	-4.0	\$126,949	\$131,048	3.2
- Sudbury	\$116,673	\$119,531	2.4	\$116,637	\$109,619	-6.0
- Thunder Bay	\$118,194	\$116,802	-1.2	\$120,144	\$114,117	-5.0
- Toronto	\$212,737	\$215,421	1.3	\$209,067	\$214,246	2.5
- Windsor&Essex	\$110,931	\$121,059	9.1	\$109,897	\$120,662	9.8

HOUSE SALES & NEW LISTINGS

	May'93	May'94	% Chg.	June'93	June'94	% Chg.
RESIDENTIAL SALES						
- Canada	30,858	30,634	-0.7	29,953	26,286	-12.2
- Ontario	11,960	12,766	6.7	12,209	11,578	-5.2
- Hamilton	729	854	17.1	778	732	-5.9
- Kitchener&Waterloo	351	405	15.4	393	306	-22.1
- London&St.Thomas	636	633	-0.5	654	548	-16.2
- Oshawa&District	429	425	-0.9	422	345	-18.2
- Ottawa&Carlton	992	584	-41.1	940	492	-47.7
- St.Cath.&District	223	264	18.4	229	240	4.8
- Sudbury	204	176	-13.7	187	158	-15.5
- Thunder Bay	133	135	1.5	174	143	-17.8
- Toronto	3,652	4,118	12.8	3,702	3,848	3.9
- Windsor&Essex	442	519	17.4	463	498	7.6
NEW RESIDENTIAL LISTINGS						
- Canada	66,549	67,079	0.8	66,541	60,188	-9.5
- Ontario	29,270	29,137	-0.5	28,387	27,154	-4.3
- Hamilton	2,478	2,357	-4.9	2,561	2,190	-14.5
- Kitchener&Waterloo	769	731	-4.9	684	680	-0.6
- London&St.Thomas	1,414	1,518	7.4	1,415	1,391	-1.7
- Oshawa&District	849	874	2.9	778	807	3.7
- Ottawa&Carlton	2,036	2,319	13.9	2,051	2,046	-0.2
- St.Cath.&District	687	744	8.3	697	691	-0.9
- Sudbury	475	563	18.5	490	545	11.2
- Thunder Bay	263	309	17.5	253	291	15.0
- Toronto	7,570	7,192	-5.0	7,491	7,180	-4.2
- Windsor&Essex	958	891	-7.0	1,023	848	-17.1

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION - ALL AREAS

	1st/Q.93	1st/Q.94	% Chg.	2nd/Q.93	2nd/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	148,900	151,900	2.0	155,300	166,700	7.3
- Ontario	43,100	42,000	-2.6	41,000	48,700	18.8
- Quebec	33,000	35,700	8.2	37,000	44,400	20.0
- B.C.	41,600	42,700	2.6	43,100	37,200	-13.7
- Prairies	23,600	24,100	2.1	21,700	23,600	8.8
- Atlantic Provinces	7,600	7,400	-2.6	12,500	12,800	2.4
TOTAL HOUSING STARTS						
- Canada	23,478	23,878	1.7	46,815	51,387	9.8
- Ontario	6,617	6,259	-5.4	12,097	14,165	17.1
- Quebec	4,437	4,575	3.1	12,908	15,795	22.4
- B.C.	7,853	8,568	9.1	11,984	10,731	-10.5
- Prairies	3,775	3,779	0.1	6,474	6,910	6.7
- Atlantic Provinces	796	697	-12.4	3,352	3,786	12.9
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	3,526	3,259	-7.6	7,711	9,632	24.9
Semi/Duplex - Ontario	360	358	-0.6	638	1,190	86.5
Row - Ontario	1,401	1,296	-7.5	1,847	1,988	7.6
Apartment - Ontario	1,330	1,346	1.2	1,901	1,355	-28.7
TOTAL HOUSING COMPLETIONS						
- Canada	31,284	28,769	-8.0	36,602	37,154	1.5
- Ontario	11,778	9,541	-19.0	9,499	9,325	-1.8
- Quebec	4,730	3,870	-18.2	9,220	9,661	4.8
- B.C.	7,442	8,581	15.3	10,959	10,585	14.8
- Prairies	2,693	2,408	-10.6	5,157	5,528	-49.6
- Atlantic Provinces	4,641	4,369	-5.9	1,767	2,055	-60.2
COMPLETIONS BY STRUCTURE						
Single - Ontario	6,248	5,118	-18.1	5,258	5,760	9.5
Semi/Duplex - Ontario	560	538	-3.9	507	566	11.6
Row - Ontario	1,552	1,783	14.9	1,395	1,353	-3.0
Apartment - Ontario	3,418	2,102	-38.5	2,339	1,646	-29.6
UNITS UNDER CONSTRUCTION						
- Canada	79,144	74,679	-5.6	89,497	89,143	-0.4
- Ontario	26,155	21,690	-17.1	28,742	26,430	-8.0
- Quebec	10,650	10,503	-1.4	14,494	16,846	16.2
- B.C.	28,569	28,935	1.3	29,601	29,071	-1.8
- Prairies	5,065	4,855	-4.1	10,027	10,234	2.1
- Atlantic Provinces	8,705	8,696	-0.1	6,633	6,562	-1.1
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	8,818	8,407	-4.7	11,317	12,225	8.0
Semi/Duplex - Ontario	778	814	4.6	933	1,446	55.0
Row - Ontario	3,430	3,087	-10.0	3,836	3,720	-3.0
Apartment - Ontario	13,129	9,382	-28.5	12,656	9,039	-28.6

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	1st/Q.93	1st/Q.94	% Chg.	2nd/Q.93	2nd/Q.94	% Chg.
RTMENT CONSTRUCTION PRICE INDEX						
- Canada	115.9	118.4	2.2	116.9	119.4	2.1
- Toronto	118.9	121.2	1.9	120.0	123.0	2.5
- Ottawa/Hull	124.7	127.1	1.9	125.5	128.3	2.2
- Montreal	110.6	112.0	1.3	111.0	112.8	1.6
- Vancouver	119.8	123.7	3.3	121.7	124.3	2.1
SALE HOUSE PRICES						
- Canada	\$155,079	\$160,171	3.3	\$154,586	\$159,084	2.9
- Ontario	\$159,178	\$161,226	1.3	\$158,567	\$162,710	2.6
- Hamilton	\$142,116	\$145,206	2.2	\$144,776	\$147,822	2.1
- Kitchener & Waterloo	\$140,290	\$141,407	0.8	\$139,347	\$142,129	2.0
- London & St. Thomas	\$135,251	\$135,658	0.3	\$135,691	\$135,672	-0.0
- Oshawa & District	\$138,187	\$139,053	0.6	\$139,157	\$141,433	1.6
- Ottawa & Carleton	\$144,266	\$144,954	0.5	\$146,360	\$146,728	0.3
- St.Catharines & District	\$123,602	\$125,995	1.9	\$126,238	\$125,240	-0.8
- Sudbury	\$111,631	\$114,618	2.7	\$117,322	\$114,422	-2.5
- Thunder Bay	\$113,708	\$118,735	4.4	\$117,644	\$117,632	-0.0
- Toronto	\$210,027	\$203,774	-3.0	\$210,861	\$208,852	-1.0
- Windsor & Essex	\$106,294	\$118,016	11.0	\$110,731	\$118,355	6.9
GROSS DOMESTIC PRODUCT (SAAR)						
Market Prices (\$ Millions)						
- Canada	\$699,420	\$727,396	4.0	\$710,324	N/A	-
- Ontario*	\$279,194	\$289,489	3.7	\$281,999	N/A	-
Constant 1986 Prices (\$ Millions)						
- Canada	\$563,824	\$582,820	3.4	\$569,864	N/A	-
- Ontario*	\$221,083	\$228,484	3.3	\$222,965	N/A	-

Revised figures.

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
SEASONALLY ADJUSTED STARTS (Rev.)						
- Canada	179,600	22.2	168,500	-6.2	129,988	-22.9
- Ontario	59,500	32.2	52,500	-11.8	38,847	-26.0
- Quebec	50,500	9.8	33,100	-34.5	27,876	-15.8
- B.C.	41,300	58.8	44,400	7.5	38,173	-14.0
- Prairies	17,500	9.4	26,700	52.6	18,200	-31.8
- Atlantic Provinces	10,800	-22.9	11,800	9.3	6,892	-41.6
TOTAL HOUSING STARTS						
- Canada	156,197	-14.0	168,271	7.7	155,443	-7.6
- Ontario	52,794	-15.7	55,772	5.6	45,140	-19.1
- Quebec	44,654	-7.1	38,228	-14.4	34,015	-11.0
- B.C.	31,875	-13.2	40,621	27.4	42,807	5.4
- Prairies	15,440	-29.6	22,752	47.4	22,456	-1.3
- Atlantic Provinces	11,434	-6.7	10,898	-4.7	11,025	1.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	26,290	-18.9	27,868	6.0	26,240	-5.8
Semi/Duplex - Ontario	1,730	-26.0	2,611	50.9	2,537	-2.8
Row - Ontario	9,472	11.9	9,246	-2.4	7,448	-19.4
Apartment - Ontario	15,302	-21.2	16,047	4.9	8,915	-44.4
TOTAL HOUSING COMPLETIONS						
- Canada	160,014	-22.4	173,245	8.3	161,794	-6.6
- Ontario	59,622	-26.0	63,134	5.9	51,130	-19.0
- Quebec	42,720	-18.8	42,323	-0.9	34,859	-17.6
- B.C.	29,578	-21.5	36,050	21.9	42,047	16.6
- Prairies	16,390	-29.0	20,051	22.3	22,451	12.0
- Atlantic Provinces	11,704	-4.4	11,687	-0.1	11,307	-3.3
COMPLETIONS BY STRUCTURE						
Single - Ontario	27,499	-36.2	30,193	9.8	27,470	-9.0
Semi/Duplex - Ontario	1,986	-20.5	2,365	19.1	2,544	7.6
Row - Ontario	7,447	-14.6	11,590	55.6	7,345	-36.6
Apartment - Ontario	22,690	-13.4	18,986	-16.3	13,771	-27.5
UNITS UNDER CONSTRUCTION						
- Canada	95,035	-5.6	87,518	-7.9	79,761	-8.9
- Ontario	40,599	-15.1	31,653	-22.0	25,047	-20.9
- Quebec	15,662	6.4	11,033	-29.6	9,811	-11.1
- B.C.	23,658	9.3	28,149	19.0	28,948	2.8
- Prairies	7,035	-13.1	9,543	35.7	9,307	-2.5
- Atlantic Provinces	8,081	-3.8	7,140	-11.6	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	14,225	-8.8	11,592	-18.5	10,243	-11.6
Semi/Duplex - Ontario	650	-28.6	914	40.6	1,002	9.6
Row - Ontario	6,635	42.7	3,623	-45.4	3,655	0.9
Apartment - Ontario	19,089	-28.4	15,524	-18.7	10,147	-34.6

DEMOLITION PERMITS & CONSTRUCTION COSTS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Ontario	51	-62.5	72	41.2	97	34.7
- Hamilton	43	-41.1	57	32.6	40	-29.8
- Kitchener	57	-68.3	106	86.0	34	-67.9
- London	33	-50.0	16	-51.5	36	125.0
- Oshawa	464	41.5	323	-30.4	174	-46.1
- Ottawa	83	-22.4	82	-1.2	78	-4.9
- St.Catharines/Niagar	21	425.0	56	166.7	53	-5.4
- Sudbury	95	-36.7	73	-23.2	53	-27.4
- Thunder Bay	824	-49.1	815	-1.1	886	8.7
- Toronto	120	33.3	97	-19.2	74	-23.7
- Windsor						
Single	2,157	-34.8	2,352	9.0	2,070	-12.0
- Ontario	727	-46.3	791	8.8	733	-7.3
- Toronto						
Double	114	29.5	68	-40.4	51	-25.0
- Ontario	5	-61.5	4	-20.0	4	0.0
- Toronto						
Row	23	-84.7	46	100.0	26	-43.5
- Ontario	7	-93.2	9	28.6	10	11.1
- Toronto						
Apartment	551	7.4	281	-49.0	337	19.9
- Ontario	85	-43.7	11	-87.1	139	1163.6
- Toronto						
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$48.37	-6.80	\$43.14	-10.81	\$43.14	0.00
2-10 storeys (underground garage)	\$61.67	-6.80	\$55.00	-10.82	\$55.00	0.00
Over 10 storeys (underground garage)	\$60.46	-6.80	\$53.92	-10.82	\$53.92	0.00
TOWNHOUSE						
(with single car garage)	\$52.60	-6.80	\$46.91	-10.82	\$46.91	0.00
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$63.81	-4.10	\$55.94	-12.33	\$54.94	-1.79
Superior quality (with garage)	\$75.65	-4.07	\$66.29	-12.37	\$65.11	-1.78
Luxury (with garage)	\$101.98	-4.10	\$89.40	-12.34	\$87.80	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$60.13	-4.11	\$52.71	-12.34	\$51.77	-1.78
Superior quality (with garage)	\$69.90	-4.10	\$61.27	-12.35	\$60.17	-1.80
Luxury (with garage)	\$97.51	-4.10	\$85.48	-12.34	\$83.95	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$65.82	-4.09	\$57.70	-12.34	\$56.66	-1.80
Superior quality (with garage)	\$77.63	-4.10	\$68.05	-12.34	\$66.83	-1.79
Luxury (with garage)	\$103.99	-4.09	\$91.15	-12.35	\$89.52	-1.79
	and up		and up		and up	

CONSTRUCTION COST & HOUSING STOCK

	1991	% Chg.	1992	% Chg.	1993	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$520.44	-6.80	\$464.18	-10.81	\$464.18	0.00
2-10 storeys (underground garage)	\$663.56	-6.80	\$591.83	-10.81	\$591.83	0.00
Over 10 storeys (underground garage)	\$650.55	-6.80	\$580.22	-10.81	\$580.22	0.00
-TOWNHOUSE (with single car garage)	\$565.98	-6.80	\$504.79	-10.81	\$504.79	0.00
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$686.88	-4.10	\$601.89	-12.37	\$591.12	-1.79
Superior quality (with garage)	\$814.04	-4.10	\$713.32	-12.37	\$700.55	-1.79
Luxury (with garage)	\$1,097.92 and up	-4.08	\$961.90 and up	-12.39	\$944.69 and up	-1.79
TWO STOREY BRICK						
Speculative NHA (no garage)	\$674.26	-0.10	\$567.20	-15.88	\$557.05	-1.79
Superior quality (with garage)	\$752.37	-4.10	\$659.28	-12.37	\$647.48	-1.79
Luxury (with garage)	\$1,094.62 and up	0.01	\$919.75 and up	-15.98	\$903.29 and up	-1.79
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$708.46	-4.10	\$620.81	-12.37	\$609.29	-1.86
Superior quality (with garage)	\$835.62	-4.10	\$732.24	-12.37	\$719.13	-1.79
Luxury (with garage)	\$1,119.30 and up	-4.10	\$980.82 and up	-12.37	\$963.26 and up	-1.79
HOUSING STOCK (OCCUPIED & VACANT)						
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

REPAIRS & RENOVATIONS

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Improvements						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Innovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

GDP & CPI

	1991	% Chg.	1992	% Chg.	1993	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada	\$675,928	0.7	\$688,541	1.9	\$710,723	3.2
- Ontario	\$272,245	-0.4	\$277,454	1.9	\$284,878	2.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$556,029	-1.7	\$560,048	0.7	\$573,433	2.4
- Ontario	\$218,619	-2.9	\$221,361	1.3	\$226,766	2.4
CONSUMER PRICE INDEX						
All Items						
- Canada	126.2	5.6	128.1	1.5	130.4	1.8
- Ontario	127.6	4.6	129.0	1.1	131.2	1.7
- Toronto	128.6	4.2	129.7	0.9	131.8	1.6
- Ottawa	125.9	5.7	127.6	1.4	130.5	2.3
- Thunder Bay	124.6	5.8	127.0	1.9	129.5	2.0
Housing						
- Canada	124.7	4.4	126.4	1.4	128.0	1.3
- Ontario	127.9	3.5	129.3	1.1	130.6	1.0
- Toronto	129.0	2.0	130.0	0.8	131.1	0.8
- Ottawa	124.0	4.8	126.3	1.9	128.1	1.4
- Thunder Bay	121.5	5.9	125.0	2.9	127.0	1.6
Shelter						
- Canada	127.7	4.6	129.9	1.7	131.7	1.4
- Ontario	131.8	3.7	133.6	1.4	134.8	0.9
- Toronto	132.7	1.7	133.9	0.9	134.9	0.7
- Ottawa	127.0	5.5	129.8	2.2	131.9	1.6
- Thunder Bay	124.8	7.6	129.2	3.5	132.1	2.2
Owned Accom.						
- Canada	133.0	3.5	133.7	0.5	134.0	0.2
- Ontario	139.7	2.0	139.2	-0.4	137.9	-0.9
- Toronto	141.5	0.6	140.3	-0.8	138.9	-1.0
- Ottawa	130.7	5.5	131.6	0.7	131.1	-0.4
- Thunder Bay	128.3	7.7	131.0	2.1	132.8	1.4
Rented Accom.						
- Canada	121.8	3.5	125.1	2.7	127.8	2.2
- Ontario	124.7	3.4	128.3	2.9	131.7	2.7
- Toronto	125.2	3.2	128.4	2.6	131.4	2.3
- Ottawa	124.0	4.2	128.9	4.0	133.2	3.3
- Thunder Bay	118.4	3.1	122.8	3.7	126.1	2.7
Rent						
- Canada	122.2	3.4	125.6	2.8	128.3	2.1
- Ontario	125.0	3.4	128.8	3.0	132.2	2.6
- Toronto	125.5	3.1	128.8	2.6	131.9	2.4
- Ottawa	124.3	4.1	129.2	3.9	133.7	3.5
- Thunder Bay	118.5	3.1	122.9	3.7	126.2	2.7

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

CADON
Ho 400
-H57

ISSN 1192-0955

HOUSING STATISTICS

July-August 1994



HOUSING STATISTICS

July-August 1994

Prepared by: Ministry of Housing
Corporate and Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	14
RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987 - 1993: Annual Data, 1st Q + 2nd Q/94: Quarterly Data,
Jan-June 1994: Cumulative Data or June 1994 (where applicable)

ALL AREAS

TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443	75,265
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140	20,424
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	7,341
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	2Q/94
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400	166,700
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800	48,700
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,400	20,900
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794	65,923
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130	18,866
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	6,623
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June 94
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761	74,781
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047	23,783
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	11,782
STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	12,891
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	1,548
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448	3,284
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	2,701
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	20,424
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q/94
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	10,878
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	1,104
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345	3,136
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	3,748
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	18,866
UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	June 94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	9,830
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	1,343
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,662
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	8,948
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	23,783

H) BUILDING PERMITS	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.
Canada	248,693	234,132	221,037	174,937	166,261	169,047	158,476	114,200
Ontario	108,367	107,370	94,801	61,575	60,089	54,272	45,480	34,200
Toronto,CMA	45,015	42,382	32,725	16,441	21,746	19,607	15,251	12,900
I) MLS RESIDENTIAL HOUSE PRICE	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.
Canada	\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,477	\$158,000
Ontario	\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,307	\$161,900
Toronto Area	\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$209,300
J) MLS RESIDENTIAL SALES	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.
Canada	279,983	319,480	322,733	250,028	300,952	326,850	302,796	222,100
Ontario	134,370	160,578	142,911	102,792	126,164	131,381	121,783	96,400
Toronto Area	43,475	49,381	38,960	26,778	38,144	41,703	38,990	32,500
K) CONSUMER PRICE INDEX (1986=100)	1987	1988	1989	1990	1991	1992	1993	Aug.94
Canada -All Items	104.4	108.6	114.0	119.5	126.2	128.1	130.4	130.0
-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	128.0
Ontario -All Items	105.1	110.0	116.4	122.0	127.6	129.0	131.2	131.0
-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	130.0
Toronto -All Items	105.6	110.9	117.9	123.4	128.6	129.7	131.8	131.0
-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	131.0
L) SELECTED LENDING RATES	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Aug.94
1 Year Mortgage Rate	10.25	12.00	12.75	12.50	8.50	7.70	6.25	8.00
5 Year Mortgage Rate	11.75	12.25	12.00	12.50	9.90	9.50	7.75	10.00
Prime Lending Rate	9.75	12.75	13.50	12.75	8.00	7.25	5.50	7.00
Bank of Canada Rate	8.66	11.17	12.47	11.78	7.67	7.36	4.11	5.00
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	
Toronto,CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	
Toronto,CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	N/A
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	N/A
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	N/A
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	N/A
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	N/A
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	N/A
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	N/A
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	N/A

E: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1987 - 1993: Annual Data, Jan-August 1994, or August 1994 (where applicable)

Centres with 10,000 Population and Over

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	87,196
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	27,107
Toronto,CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	11,281
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	85,195
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	25,211
Toronto,CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	9,734
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Aug.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	67,950
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	23,837
Toronto,CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,611
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	16,652
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	2,116
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	4,682
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	3,657
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	27,107
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	13,757
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	1,748
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	4,353
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	5,353
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	25,211
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Aug.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	10,677
Semi-detached	1,154	1,004	885	843	637	903	930	1,296
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,728
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	8,136
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	23,837
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	7,770
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	3,029
Toronto,CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	11,281
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	11,595
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	4,427
Toronto,CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	9,734

ARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	3,029
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	21,439
Condominiums	17,776	20,833	20,213	11,435	4,240	2,798	3,287	1,720
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	919
Not defined	191	90	735	432	20	29	1	-
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	27,107
COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Aug.94
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	4,427
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	17,677
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	2,130
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	977
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	25,211
DEMOLITION DATA BY TYPE								
ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	N/A
Double	74	107	102	88	114	68	51	N/A
Row	98	51	19	150	23	46	26	N/A
Apts	550	225	257	513	551	281	337	N/A
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	N/A
TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	954	1,516	1,243	1,353	727	791	733	N/A
Double	2	6	7	13	5	4	4	N/A
Row	0	2	2	103	7	9	10	N/A
Apts	267	56	35	151	85	11	139	N/A
TOTAL	1,223	1,580	1,287	1,620	824	815	886	N/A
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Aug.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	123,700
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	40,800

CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
SOCIALLY ASSISTED STARTS							
Total	- Ontario	784	502	-36.0	217	190	-12.4
Rental	- Ontario	680	357	-47.5	65	184	183.1
Co-op	- Ontario	104	145	39.4	152	6	-96.1
SEASONALLY ADJUSTED STARTS							
Total	- Canada	136,700	128,400	-6.1	127,700	123,700	-3.1
	- Ontario	35,200	40,900	16.2	33,900	40,800	20.4
	- Quebec	32,900	28,800	-12.5	24,000	27,200	13.3
	- B.C.	42,700	34,000	-20.4	44,500	34,200	-23.1
	- Prairies	18,200	18,100	-0.5	17,500	14,700	-16.0
	- Atl.Prov.	7,700	6,600	-14.3	7,800	6,800	-12.8
TOTAL HOUSING STARTS							
Total	- Canada	13,653	13,322	-2.4	11,580	10,941	-5.5
	- U.S.	91,400	99,200	8.5	97,500	112,400	15.3
	- Ontario	4,069	4,835	18.8	3,255	3,985	22.4
	- Quebec	2,821	2,662	-5.6	1,649	1,677	1.7
	- B.C.	3,959	3,181	-19.7	4,146	3,051	-26.4
	- Prairies	1,907	1,784	-6.4	1,682	1,422	-15.5
	- Atl.Prov.	897	860	-4.1	848	806	-5.0
	- Hamilton	213	266	24.9	398	180	-54.8
	- Kitchener	158	156	-1.3	107	349	226.2
	- London	370	187	-49.5	148	167	12.8
	- Oshawa	163	185	13.5	120	128	6.7
	- Ottawa	561	574	2.3	428	323	-24.5
	- St.Catharines/Niagara	83	359	332.5	75	149	98.7
	- Sudbury	95	76	-20.0	96	84	-12.5
	- Thunder Bay	147	47	-68.0	43	44	2.3
	- Toronto	1,307	2,121	62.3	982	1,819	85.2
	- Windsor	117	189	61.5	117	123	5.1
ACTUAL STARTS BY STRUCTURE							
Single	- Ontario	2,099	3,029	44.3	2,034	2,682	31.9
	- Hamilton	107	157	46.7	124	162	30.6
	- Kitchener	122	128	4.9	89	195	119.1
	- London	93	109	17.2	71	108	52.1
	- Oshawa	79	147	86.1	92	94	2.2
	- Ottawa	245	251	2.4	180	167	-7.2
	- St.Catharines/Niagara	59	205	247.5	51	60	17.6
	- Sudbury	60	58	-3.3	64	70	9.4
	- Thunder Bay	44	47	6.8	39	36	-7.7
	- Toronto	780	1,232	57.9	636	1,130	77.7
	- Windsor	103	157	52.4	109	109	0.0

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	162	335	106.8	226	316	39.8
	- Hamilton	12	4	-	4	0	-
	- Kitchener	18	10	-44.4	8	92	1050.0
	- London	24	50	108.3	14	22	57.1
	- Oshawa	4	8	100.0	6	24	300.0
	- Ottawa	12	12	0.0	26	22	-15.4
	- St.Catharines/Niagara	12	60	400.0	4	8	100.0
	- Sudbury	8	9	12.5	8	14	75.0
	- Thunder Bay	0	0	-	4	8	100.0
	- Toronto	14	130	828.6	56	70	25.0
	- Windsor	4	4	0.0	8	6	-25.0
Row	- Ontario	686	749	9.2	828	704	-15.0
	- Hamilton	94	98	4.3	188	15	-92.0
	- Kitchener	15	18	20.0	10	35	-
	- London	16	24	-	63	37	-
	- Oshawa	80	30	-62.5	22	10	-54.5
	- Ottawa	242	271	12.0	216	134	-38.0
	- St.Catharines/Niagara	12	24	100.0	20	19	-5.0
	- Sudbury	0	0	-	5	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	134	216	61.2	288	432	50.0
	- Windsor	4	0	-	0	6	-
Apartment	- Ontario	1,122	722	-35.7	167	283	69.5
	- Hamilton	0	7	-	82	3	-
	- Kitchener	3	0	-	0	27	-
	- London	237	4	-	0	0	-
	- Oshawa	0	0	-	0	0	-
	- Ottawa	62	40	-35.5	6	0	-
	- St.Catharines/Niagara	0	70	-	0	62	-
	- Sudbury	27	9	-	19	0	-
	- Thunder Bay	103	0	-	0	0	-
	- Toronto	379	543	43.3	2	187	9250.0
	- Windsor	6	28	-	0	2	-
STARTS BY INTENDED MARKET							
Rental	- Canada	2,093	1,108	-47.1	1,303	847	-35.0
	- Ontario	1,175	374	-68.2	108	264	144.4
Ownership	- Canada	8,048	9,185	14.1	7,099	7,617	7.3
	- Ontario	2,618	3,729	42.4	2,725	3,503	28.6
Condo	- Canada	3,404	2,705	-20.5	2,928	2,398	-18.1
	- Ontario	172	465	170.3	270	212	-21.5
Co-cp	- Canada	104	318	205.8	152	30	-80.3
	- Ontario	104	267	156.7	152	6	-96.1

	Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug'93	Jan-Aug'94	% Chg.
CUMULATIVE ASSISTED STARTS						
Total - Ontario	3,560	2,806	-21.2	3,777	2,996	-20.7
Rental - Ontario	2,889	2,122	-20.2	2,954	2,306	-21.9
Co-op - Ontario	671	684	1.9	823	690	-16.2
CUMULATIVE STARTS						
Total - Canada	73,777	76,255	3.4	85,357	87,196	2.2
- Ontario	20,878	23,122	10.7	24,133	27,107	12.3
- Hamilton	1,342	1,710	27.4	1,740	1,890	8.6
- Kitchener	984	802	-18.5	1,091	1,151	5.5
- London	1,562	1,287	-17.6	1,710	1,454	-15.0
- Oshawa	652	1,290	97.9	772	1,418	83.7
- Ottawa	2,278	2,472	8.5	2,706	2,795	3.3
- St. Catharines/Niagara	598	1,113	86.1	673	1,262	87.5
- Sudbury	395	393	-0.5	491	477	-2.9
- Thunder Bay	307	256	-16.6	350	300	-14.3
- Toronto	8,647	9,462	9.4	9,629	11,281	17.2
- Windsor	651	1,046	60.7	768	1,169	52.2
- Barrie	409	472	15.4	543	557	2.6
- Belleville	154	104	-32.5	177	132	-25.4
- Brantford	241	197	-18.3	264	226	-14.4
- Cornwall	51	129	152.9	81	148	82.7
- Guelph	230	156	-32.2	258	220	-14.7
- Kingston	256	299	16.8	323	346	7.1
- North Bay	68	35	-48.5	87	55	-36.8
- Peterborough	177	120	-32.2	232	134	-42.2
- Sarnia	160	128	-20.0	167	138	-17.4
- SS Marie	185	97	-47.6	217	119	-45.2
CUMULATIVE STARTS BY INTENDED MARKET						
Rental - Canada	9,744	6,923	-29.0	11,047	7,770	-29.7
- Ontario	4,326	2,765	-36.1	4,434	3,029	-31.7
- Hamilton	316	280	-11.4	316	280	-11.4
- Kitchener	156	41	-73.7	156	68	-56.4
- London	616	303	-50.8	631	303	-52.0
- Oshawa	0	102	-	0	102	-
- Ottawa	410	62	-84.9	416	72	-82.7
- St. Catharines/Niagara	88	198	125.0	88	260	195.5
- Sudbury	97	26	-73.2	121	26	-78.5
- Thunder Bay	100	69	-31.0	104	71	-31.7
- Toronto	1,795	1,335	-25.6	1,797	1,492	-17.0
- Windsor	21	98	366.7	21	100	376.2
- Barrie	0	23	-	0	23	-
- Belleville	50	0	-	50	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	40	-	0	40	-
- Guelph	104	0	-	104	0	-
- Kingston	0	7	-	0	7	-
- North Bay	3	0	-	6	0	-
- Peterborough	39	0	-	39	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	76	40	-47.4	76	40	-47.4

	Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug'93	Jan-Aug'94	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.						
Ownership						
- Canada	45,269	50,407	11.3	52,368	58,024	10.8
- Ontario	14,214	17,936	26.2	16,939	21,439	26.6
- Hamilton	979	1,144	16.9	1,219	1,312	7.6
- Kitchener	815	734	-9.9	922	1,055	14.4
- London	589	768	30.4	674	882	30.9
- Oshawa	569	1,188	108.8	676	1,316	94.7
- Ottawa	1,832	2,262	23.5	2,254	2,575	14.2
- St.Catharines/Niagara	395	748	89.4	454	816	79.7
- Sudbury	241	241	0.0	313	325	3.8
- Thunder Bay	176	151	-14.2	215	193	-10.2
- Toronto	5,491	6,835	24.5	6,303	8,364	32.7
- Windsor	595	894	50.3	712	1,015	42.6
- Barrie	409	449	9.8	543	534	-1.7
- Belleville	104	104	0.0	127	132	3.9
- Brantford	225	178	-20.9	248	207	-16.5
- Cornwall	51	89	74.5	81	108	33.3
- Guelph	126	156	23.8	154	220	42.9
- Kingston	256	269	5.1	323	316	-2.2
- North Bay	65	35	-46.2	81	55	-32.1
- Peterborough	138	120	-13.0	182	134	-26.4
- Sarnia	100	128	28.0	107	138	29.0
- SS Marie	49	57	16.3	81	79	-2.5
Condo						
- Canada	17,913	17,750	-0.9	20,841	20,148	-3.3
- Ontario	1,666	1,508	-9.5	1,936	1,720	-11.2
- Hamilton	47	157	234.0	123	163	32.5
- Kitchener	13	27	107.7	13	28	115.4
- London	187	161	-13.9	235	214	-8.9
- Oshawa	0	0	-	0	0	-
- Ottawa	36	64	77.8	36	64	77.8
- St.Catharines/Niagara	60	72	20.0	76	91	19.7
- Sudbury	27	0	-	27	0	-
- Thunder Bay	31	36	16.1	31	36	16.1
- Toronto	1,147	891	-22.3	1,258	1,024	-18.6
- Windsor	35	54	-	35	54	54.3
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	16	19	18.8	16	19	18.8
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	11	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

		Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug.93	Jan-Aug.93	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
Co-op	- Canada	771	1,075	39.4	923	1,105	19.7
	- Ontario	671	913	36.1	823	919	11.7
	- Hamilton	0	129	-	82	135	64.6
	- Kitchener	0	0	-	0	0	-
	- London	170	55	-67.6	170	55	-67.6
	- Oshawa	83	0	-	96	0	-
	- Ottawa	0	84	-	0	84	-
	- St.Catharines/Niagara	54	95	75.9	54	95	75.9
	- Sudbury	30	126	320.0	30	126	320.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	214	401	87.4	271	401	48.0
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	23	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	60	0	-	60	0	-
	- SS Marie	60	0	-	60	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	16,745	17,670	5.5	13,275	13,340	0.5
	- Ontario	5,268	4,250	-19.3	4,921	4,505	-8.5
	- Quebec	6,009	7,776	29.4	2,893	2,972	2.7
	- B.C.	3,495	2,781	-20.4	3,346	3,572	6.8
	- Prairies	1,433	2,032	41.8	1,586	1,548	-2.4
	- Atl.Prov.	540	831	53.9	529	743	40.5
	- Hamilton	192	311	62.0	243	518	113.2
	- Kitchener	196	148	-24.5	95	303	218.9
	- London	163	165	1.2	87	218	150.6
	- Oshawa	164	182	11.0	200	168	-16.0
	- Ottawa	374	819	119.0	483	466	-3.5
	- St.Catharines/Niagara	68	218	220.6	81	162	100.0
	- Sudbury	119	72	-39.5	83	92	10.8
	- Thunder Bay	14	41	192.9	27	67	148.1
	- Toronto	3,251	1,646	-49.4	2,835	1,465	-48.3
	- Windsor	87	140	60.9	111	149	34.2
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	1,942	2,365	21.8	2,482	2,499	0.7
	- Hamilton	98	192	95.9	213	187	-12.2
	- Kitchener	140	108	-22.9	77	191	148.1
	- London	116	87	-25.0	62	85	37.1
	- Oshawa	96	168	75.0	117	137	17.1
	- Ottawa	203	296	45.8	249	239	-4.0
	- St.Catharines/Niagara	48	83	72.9	56	128	128.6
	- Sudbury	37	37	0.0	61	54	-11.5
	- Thunder Bay	14	17	21.4	27	27	0.0
	- Toronto	739	831	12.4	1,022	760	-25.6
	- Windsor	80	138	72.5	111	122	9.9
Semi/Duplex	- Ontario	210	342	62.9	174	350	101.1
	- Hamilton	0	10	-	16	6	-62.5
	- Kitchener	10	20	100.0	12	56	366.7
	- London	42	44	4.8	10	26	160.0
	- Oshawa	6	4	-33.3	0	6	-
	- Ottawa	6	12	100.0	2	22	1000.0
	- St.Catharines/Niagara	16	6	-62.5	18	26	44.4
	- Sudbury	12	8	-33.3	14	8	-42.9
	- Thunder Bay	0	0	-	0	4	-
	- Toronto	68	154	126.5	58	90	55.2
	- Windsor	2	2	0.0	0	8	-

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	646	759	17.5	416	624	50.0
	- Hamilton	58	109	-	14	91	550.0
	- Kitchener	46	4	-91.3	4	56	1300.0
	- London	5	34	580.0	9	35	288.9
	- Oshawa	36	10	-72.2	7	25	257.1
	- Ottawa	141	249	76.6	175	205	17.1
	- St.Catharines/Niagara	4	54	1250.0	7	8	14.3
	- Sudbury	18	0	-100.0	8	30	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	253	293	15.8	119	90	-24.4
	- Windsor	0	0	-	0	19	-
Apartment	- Ontario	2470	784	-68.3	1,849	1,032	-44.2
	- Hamilton	36	0	-	0	234	-
	- Kitchener	0	16	-	2	0	-
	- London	0	0	-	6	72	1100.0
	- Oshawa	26	0	-	76	0	-
	- Ottawa	24	262	991.7	57	0	-
	- St.Catharines/Niagara	0	75	-	0	0	-
	- Sudbury	52	27	-48.1	0	0	-
	- Thunder Bay	0	24	-	0	36	-
	- Toronto	2,191	368	-83.2	1,636	525	-67.9
	- Windsor	5	0	-	0	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	3,483	2,431	-30.2	1,835	1,699	-7.4
	- Ontario	1,611	660	-59.0	1,126	921	-18.2
Ownership	- Canada	9,279	10,917	17.7	8,037	8,304	3.3
	- Ontario	2,391	3,179	33.0	2,945	3,165	7.5
Condo	- Canada	3,174	4,172	31.4	2,552	3,071	20.3
	- Ontario	562	281	-50.0	49	153	212.2
Co-op	- Canada	809	150	-81.5	851	266	-68.7
	- Ontario	704	130	-81.5	801	266	-66.8

		Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug'93	Jan-Aug'94	% Chg.
CUMULATIVE TOTAL COMPLETIONS							
Total	- Canada	72,910	71,855	-1.4	86,185	85,195	-1.1
	- Ontario	24,152	20,706	-14.3	29,073	25,211	-13.3
	- Hamilton	1,365	1,597	17.0	1,608	2,115	31.5
	- Kitchener	1,354	802	-40.8	1,449	1,105	-23.7
	- London	774	1,430	84.8	861	1,648	91.4
	- Oshawa	966	980	1.4	1,166	1,148	-1.5
	- Ottawa	2,660	2,419	-9.1	3,143	2,885	-8.2
	- St.Catharines/Niagara	615	629	2.3	696	791	13.6
	- Sudbury	644	377	-41.5	727	469	-35.5
	- Thunder Bay	197	269	36.5	224	336	50.0
	- Toronto	10,760	8,269	-23.2	13,595	9,734	-28.4
	- Windsor	596	652	9.4	707	801	13.3
	- Barrie	453	329	-27.4	557	413	-25.9
	- Belleville	186	118	-36.6	205	159	-22.4
	- Brantford	218	200	-8.3	236	247	4.7
	- Cornwall	73	111	52.1	79	129	63.3
	- Guelph	432	260	-39.8	452	329	-27.2
	- Kingston	386	376	-2.6	441	468	6.1
	- North Bay	219	40	-81.7	279	56	-79.9
	- Peterborough	197	215	9.1	244	247	1.2
	- Sarnia	255	110	-56.9	280	123	-56.1
	- SS Marie	271	109	-59.8	284	115	-59.5
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Rental	- Canada	14,199	9,896	-30.3	16,034	11,595	-27.7
	- Ontario	6,872	3,506	-49.0	7,998	4,427	-44.6
	- Hamilton	246	298	21.1	246	504	104.9
	- Kitchener	416	85	-79.6	418	141	-66.3
	- London	137	473	245.3	143	547	282.5
	- Oshawa	282	0	-	282	0	-
	- Ottawa	567	367	-35.3	644	371	-42.4
	- St.Catharines/Niagara	76	81	6.6	76	81	6.6
	- Sudbury	188	125	-33.5	196	125	-36.2
	- Thunder Bay	42	100	138.1	42	138	228.6
	- Toronto	3,486	1,416	-59.4	4,407	1,794	-59.3
	- Windsor	8	4	-50.0	8	4	-50.0
	- Barrie	92	0	-	92	0	-
	- Belleville	99	50	-49.5	99	50	-49.5
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	26	-	0	26	-
	- Guelph	146	72	-	146	72	-50.7
	- Kingston	116	129	11.2	116	144	24.1
	- North Bay	149	2	-98.7	204	2	-99.0
	- Peterborough	77	89	15.6	77	89	15.6
	- Sarnia	173	0	-	173	0	-
	- SS Marie	227	60	-	227	60	-

CUMULATIVE COMPLETIONS BY INTENDED MKT		Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug'93	Jan-Aug'94	% Chg.
Ownership	- Canada	43,000	43,823	1.9	51,037	52,127	2.1
	- Ontario	14,191	14,512	2.3	17,136	17,677	3.2
	- Hamilton	770	1,082	40.5	1,012	1,287	27.2
	- Kitchener	773	621	-19.7	866	868	0.2
	- London	528	633	19.9	600	742	23.7
	- Oshawa	558	952	70.6	682	1,120	64.2
	- Ottawa	1,948	1,824	-6.4	2,354	2,286	-2.9
	- St. Catharines/Niagara	402	400	-0.5	483	554	14.7
	- Sudbury	293	252	-14.0	368	314	-14.7
	- Thunder Bay	155	138	-11.0	182	167	-8.2
	- Toronto	5,790	5,350	-7.6	6,940	6,257	-9.8
	- Windsor	588	648	10.2	699	778	11.3
	- Barrie	319	329	3.1	423	413	-2.4
	- Belleville	87	68	-21.8	106	109	2.8
	- Brantford	210	184	-12.4	228	231	1.3
	- Cornwall	73	85	16.4	79	103	30.4
	- Guelph	137	162	18.2	157	191	21.7
	- Kingston	270	247	-8.5	325	324	-0.3
	- North Bay	70	38	-45.7	75	54	-28.0
	- Peterborough	120	115	-4.2	167	147	-12.0
	- Sarnia	82	110	34.1	107	123	15.0
	- SS Marie	44	49	11.4	57	55	-3.5
Ondoo	- Canada	13,784	17,359	25.9	16,336	20,430	25.1
	- Ontario	1,703	1,977	16.1	1,752	2,130	21.6
	- Hamilton	159	180	13.2	160	205	28.1
	- Kitchener	165	96	-41.8	165	96	-41.8
	- London	109	184	68.8	118	219	85.6
	- Oshawa	0	28	-	0	28	-
	- Ottawa	145	56	-61.4	145	56	-61.4
	- St. Catharines/Niagara	26	88	238.5	26	96	269.2
	- Sudbury	32	0	-	32	0	-
	- Thunder Bay	0	31	-	0	31	-
	- Toronto	751	1,241	65.2	790	1,267	60.4
	- Windsor	0	0	-	0	19	-
	- Barrie	42	0	-	42	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	8	16	-	8	16	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	149	26	-82.6	149	66	-55.7
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	11	-	0	11	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

		Jan-Jul'93	Jan-Jul'94	% Chg.	Jan-Aug'93	Jan-Aug'94	% Chg.
<i>CUMULATIVE COMPLETIONS BY INTENDED MKT.</i>							
Co-op	- Canada	1,927	777	-59.7	2,778	1,043	-62.5
	- Ontario	1,386	711	-48.7	2,187	977	-55.3
	- Hamilton	190	37	-	190	119	-
	- Kitchener	0	0	-	0	0	-
	- London	0	140	-	0	140	-
	- Oshawa	126	0	-	202	0	-
	- Ottawa	0	172	-	0	172	-
	- St.Catharines/Niagara	111	60	-45.9	111	60	-45.9
	- Sudbury	131	0	-	131	30	-77.1
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	733	262	-64.3	1,458	416	-71.5
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	70,272	70,373	0.1	68,538	67,950	-0.9
	- Ontario	24,564	24,371	-0.8	22,902	23,837	4.1
	- Quebec	9,157	8,704	-4.9	7,876	7,407	-6.0
	- B.C.	24,413	25,699	5.3	25,216	25,178	-0.2
	- Prairies	8,610	8,165	-5.2	8,705	8,030	-7.8
	- Atl.Prov.	3,528	3,434	-2.7	3,839	3,498	-8.9
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	9,052	10,489	15.9	8,614	10,677	23.9
Semi	- Ontario	835	1,342	60.7	882	1,296	46.9
Row	- Ontario	3,688	3,652	-1.0	4,099	3,728	-9.1
apartments	- Ontario	10,989	8,888	-19.1	9,307	8,136	-12.6
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	4,261	4,577	7.4	4,471	4,724	5.7
	- Toronto	1,322	2,023	53.0	1,531	2,052	34.0
	- Ottawa	398	349	-12.3	338	328	-3.0
Single	- Ontario	2,444	2,877	17.7	2,330	3,022	29.7
	- Toronto	635	1,086	71.0	548	1,268	131.4
	- Ottawa	161	147	-8.7	213	144	-32.4
Doubles	- Ontario	281	297	5.7	427	398	-6.8
	- Toronto	30	80	166.7	221	164	-25.8
	- Ottawa	34	30	-11.8	6	18	200.0
Row	- Ontario	803	528	-34.2	708	838	18.4
	- Toronto	260	260	0.0	252	316	25.4
	- Ottawa	184	139	-24.5	57	143	150.9
apartments	- Ontario	553	696	25.9	888	368	-58.6
	- Toronto	329	559	69.9	460	278	-39.6
	- Ottawa	12	22	83.3	58	12	-79.3
ottages	- Ontario	57	49	-14.0	38	49	28.9
	- Toronto	0	1	-	0	0	-
	- Ottawa	0	-	-	0	0	-
onversions	- Ontario	123	130	5.7	80	49	-38.8
	- Toronto	68	37	-45.6	50	26	-48.0
	- Ottawa	7	11	57.1	4	11	175.0
INTEREST RATES							
Yr Mortgage	- Canada	6.50	8.70	33.8	6.50	8.45	30.0
Yr Mortgage	- Canada	8.75	10.75	22.9	8.75	10.25	17.1
ime Rate	- Canada	5.75	7.50	30.4	5.75	7.25	26.1
ank Rate	- Canada	4.41	6.04	37.0	4.90	5.60	14.3
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.47	0.46	-2.1	0.48	0.46	-4.2
	- Ontario	0.56	0.48	-14.3	0.59	0.50	-15.3

		July'93	July'94	% Chg.	August'93	August'94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	130.5	130.7	0.2	130.6	130.8	0.2
	- Ontario	131.4	131.4	0.0	131.4	131.5	0.1
	- Toronto	132.0	132.0	0.0	132.0	132.1	0.1
	- Ottawa	130.6	131.0	0.3	130.7	131.1	0.3
	- Thunder Bay	129.8	129.6	-0.2	130.0	129.9	-0.1
Housing	- Canada	128.1	128.4	0.2	128.1	128.5	0.3
	- Ontario	130.7	130.6	-0.1	130.4	130.7	0.2
	- Toronto	131.3	131.0	-0.2	130.8	131.1	0.2
	- Ottawa	128.2	128.7	0.4	128.4	128.7	0.2
	- Thunder Bay	127.5	127.6	0.1	127.6	127.6	0.0
Shelter	- Canada	131.7	132.3	0.5	131.8	132.5	0.5
	- Ontario	134.8	135.1	0.2	134.6	135.3	0.5
	- Toronto	134.9	135.0	0.1	134.6	135.3	0.5
	- Ottawa	131.9	133.0	0.8	132.0	133.1	0.8
	- Thunder Bay	132.5	132.9	0.3	132.7	133.1	0.3
Owned Accom.	- Canada	133.5	132.4	-0.8	133.6	132.7	-0.7
	- Ontario	137.6	135.6	-1.5	137.1	136.0	-0.8
	- Toronto	138.5	136.2	-1.7	137.7	136.6	-0.8
	- Ottawa	130.8	130.5	-0.2	130.7	130.6	-0.1
	- Thunder Bay	132.9	132.1	-0.6	133.2	132.4	-0.6
Rented Accom.	- Canada	127.7	129.4	1.3	128.1	130.1	1.6
	- Ontario	131.7	134.4	2.1	132.0	134.6	2.0
	- Toronto	131.5	134.1	2.0	131.7	134.4	2.1
	- Ottawa	133.1	136.1	2.3	133.6	136.4	2.1
	- Thunder Bay	126.2	128.2	1.6	126.3	128.2	1.5
Rent	- Canada	128.3	130.4	1.6	128.7	130.8	1.6
	- Ontario	132.2	134.9	2.0	132.5	135.2	2.0
	- Toronto	132.0	134.6	2.0	132.2	134.9	2.0
	- Ottawa	133.5	136.6	2.3	133.9	136.9	2.2
	- Thunder Bay	126.3	128.6	1.8	126.3	128.6	1.8
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	14,007	14,089	0.6	13,960	14,137	1.3
	- Ontario	5,396	5,375	-0.4	5,372	5,398	0.5
Unadjusted	- Canada	14,490	14,586	0.7	14,355	14,553	1.4
	- Ontario	5,550	5,532	-0.3	5,512	5,548	0.7
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	12,388	12,658	2.2	12,377	12,680	2.4
	- Ontario	4,792	4,859	1.4	4,790	4,890	2.1
Unadjusted	- Canada	12,834	13,123	2.3	12,780	13,093	2.4
	- Ontario	4,922	4,995	1.5	4,913	5,025	2.3
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.6	10.2	-12.1	11.3	10.3	-8.8
	- Ontario	11.2	9.6	-14.3	10.8	9.4	-13.0
Unadjusted	- Canada	11.4	10.0	-12.3	11.0	10.0	-9.1
	- Ontario	11.3	9.7	-14.2	10.9	9.4	-13.8
	- Quebec	12.4	10.6	-14.5	12.2	11.6	-4.9
	- B.C.	10.2	9.0	-11.8	9.1	9.1	0.0

UNEMPLOYMENT RATE-contd.		July'93	July'94	% Chg.	August'93	August'94	% Chg.
Unadjusted							
- Alberta		10.2	9.3	-8.8	9.7	8.2	-15.5
- Manitoba		9.5	7.9	-16.8	9.4	9.8	4.3
- Saskatchewan		7.8	6.3	-19.2	7.6	6.3	-17.1
- New Brunswick		13.0	12.3	-5.4	12.0	10.7	-10.8
- Newfoundland		19.5	20.4	4.6	19.2	19.8	3.1
- Nova Scotia		13.9	13.4	-3.6	14.2	12.7	-10.6
- P.E.I.		14.6	15.3	4.8	14.2	13.2	-7.0
- Hamilton		12.1	8.2	-32.2	11.8	7.9	-33.1
- Kitchener		9.1	7.3	-19.8	9.1	7.0	-23.1
- London		8.6	8.8	2.3	8.9	8.2	-7.9
- Oshawa		12.8	10.0	-21.9	12.3	9.6	-22.0
- Ottawa-Hull		8.8	8.0	-9.1	9.2	7.9	-14.1
- St.Catharines/Niagara		13.5	10.1	-25.2	14.7	9.7	-34.0
- Sudbury		9.7	10.4	7.2	9.7	11.3	16.5
- Thunder Bay		12.2	11.6	-4.9	11.7	10.9	-6.8
- Toronto		11.8	10.6	-10.2	11.9	10.7	-10.1
- Windsor		11.4	8.8	-22.8	11.5	8.7	-24.3
TOTAL EMPLOYMENT (000s)							
- Hamilton		297.6	311.2	4.6	296.8	312.7	5.4
- Kitchener		200.2	206.2	3.0	199.1	208.4	4.7
- London		180.4	177.4	-1.7	179.5	181.7	1.2
- Oshawa		120.0	123.1	2.6	119.3	124.7	4.5
- Ottawa-Hull		445.0	468.6	5.3	444.9	467.1	5.0
- St.Catharines/Niagara		143.0	146.8	2.7	142.7	148.7	4.2
- Sudbury		72.1	68.6	-4.9	72.8	70.2	-3.6
- Thunder Bay		58.0	59.3	2.2	59.4	60.9	2.5
- Toronto		1,795.7	1,775.8	-1.1	1,809.5	1,792.5	-0.9
- Windsor		117.2	122.3	4.4	119.4	122.5	2.6
CONSTRUCTION EMPLOYMENT (000s)							
- Hamilton		14.9	17.8	19.5	15.1	17.9	18.5
- Kitchener		10.6	9.3	-12.3	11.0	10.3	-6.4
- London		11.0	12.5	13.6	11.2	12.3	9.8
- Oshawa		4.8	4.8	-	5.1	5.8	13.7
- Ottawa-Hull		25.9	25.2	-2.7	28.2	25.3	-10.3
- St.Catharines/Niagara		7.2	7.2	0.0	7.5	7.4	-1.3
- Sudbury		4.8	5.2	8.3	5.1	5.3	3.9
- Thunder Bay		0.0	-	-	0.0	-	-
- Toronto		90.6	100.2	10.6	88.8	97.5	9.8
- Windsor		5.7	7.1	24.6	5.9	7.0	18.6
% OF CONSTRUCTION EMPLOYMENT							
- Hamilton		5.0	5.7	14.2	5.1	5.7	12.5
- Kitchener		5.3	4.5	-14.8	5.5	4.9	-10.5
- London		6.1	7.0	15.6	6.2	6.8	8.5
- Oshawa		-	-	-	4.3	4.7	8.8
- Ottawa-Hull		5.8	5.4	-7.6	6.3	5.4	-14.5
- St.Catharines/Niagara		5.0	4.9	-2.6	5.3	5.0	-5.3
- Sudbury		6.7	7.6	13.9	7.0	7.5	7.8
- Thunder Bay		-	-	-	-	-	-
- Toronto		5.0	5.6	11.8	4.9	5.4	10.8
- Windsor		4.9	5.8	19.4	4.9	5.7	15.6

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	July'93	July'94	% Chg.	August'93	August'94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.5	127.4	-0.1	127.6	127.6	0.0
- Kitchener/Waterloo	126.7	122.9	-3.0	126.3	123.0	-2.6
- London	146.1	147.1	0.7	146.5	146.5	0.0
- Ottawa/Hull	122.5	123.1	0.5	122.5	123.3	0.7
- St.Catharines/Niagara	127.0	121.4	-4.4	125.5	120.5	-4.0
- Toronto	136.7	137.1	0.3	137.5	137.5	0.0
- Windsor	127.4	127.0	-0.3	127.1	127.0	-0.1
- Sudbury/Thunder Bay	135.1	137.7	1.9	136.6	137.7	0.8
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.4	126.4	0.0	126.6	126.7	0.1
- Kitchener/Waterloo	119.8	116.4	-2.8	119.2	116.5	-2.3
- London	144.4	145.9	1.0	144.8	145.2	0.3
- Ottawa/Hull	117.3	118.3	0.9	117.4	119.2	1.5
- St.Catharines/Niagara	125.1	118.5	-5.3	122.9	117.3	-4.6
- Toronto	119.8	120.9	0.9	121.0	121.5	0.4
- Windsor	122.5	121.9	-0.5	122.2	121.9	-0.2
- Sudbury/Thunder Bay	134.5	137.1	1.9	136.2	137.1	0.7
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.3	128.4	-0.7	129.3	128.4	-0.7
- Kitchener/Waterloo	152.1	147.5	-3.0	152.1	147.5	-3.0
- London	165.3	164.2	-0.7	165.5	164.2	-0.8
- Ottawa/Hull	144.6	144.6	0.0	144.6	142.1	-1.7
- St.Catharines/Niagara	129.2	126.3	-2.2	129.2	126.3	-2.2
- Toronto	184.0	182.8	-0.7	184.1	182.8	-0.7
- Windsor	148.4	149.1	0.5	148.4	149.1	0.5
- Sudbury/Thunder Bay	139.4	141.9	1.8	139.4	141.9	1.8
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$153,631	\$151,911	-1.1	\$149,724	\$156,381	4.4
- Ontario	\$158,693	\$159,871	0.7	\$153,488	\$158,465	3.2
- Hamilton	\$144,698	\$148,049	2.3	\$150,738	\$144,875	-3.9
- Kitchener & Waterloo	\$137,296	\$148,117	7.9	\$142,994	\$141,774	-0.9
- London & St.Thomas	\$135,144	\$144,095	6.6	\$140,831	\$141,871	0.7
- Oshawa & District	\$136,792	\$134,473	-1.7	\$136,268	\$138,582	1.7
- Ottawa & Carlton	\$148,357	\$147,684	-0.5	\$145,848	\$151,188	3.7
- St.Catharines & District	\$125,054	\$123,160	-1.5	\$119,446	\$133,460	11.7
- Sudbury	\$116,169	\$114,941	-1.1	\$110,873	\$120,030	8.3
- Thunder Bay	\$116,662	\$115,571	-0.9	\$111,285	\$111,497	0.2
- Toronto	\$209,671	\$210,950	0.6	\$200,334	\$212,306	6.0
- Windsor & Essex	\$110,280	\$113,812	3.2	\$110,708	\$117,465	6.1

MLS RESIDENTIAL SALES & MLS RESIDENTIAL NEW LISTINGS

	July'93	July'94	% Chg.	August'93	August'94	% Chg.
MLS RESIDENTIAL REALES						
- Canada	26,498	21,357	-19.4	25,766	23,049	-10.5
- Ontario	11,106	9,633	-13.3	10,603	10,156	-4.2
- Hamilton	667	666	-0.1	660	676	2.4
- Kitchener & Waterloo	311	240	-22.8	316	283	-10.4
- London & St. Thomas	560	393	-29.8	519	471	-9.2
- Oshawa & District	403	282	-30.0	420	347	-17.4
- Ottawa & Carlton	721	1,974	173.8	788	539	-31.6
- St. Catharines & District	241	193	-19.9	212	223	5.2
- Sudbury	152	136	-10.5	146	152	4.1
- Thunder Bay	128	141	10.2	130	123	-5.4
- Toronto	3,565	3,109	-12.8	3,117	2,980	-4.4
- Windsor & Essex	477	389	-18.4	445	445	0.0
MLS NEW RESIDENTIAL LISTINGS						
- Canada	61,115	56,012	-8.3	57,792	61,282	6.0
- Ontario	25,074	24,082	-4.0	23,525	25,119	6.8
- Hamilton	2,085	1,940	-7.0	2,109	2,016	-4.4
- Kitchener & Waterloo	710	532	-25.1	594	611	2.9
- London & St. Thomas	1,348	1,234	-8.5	1,219	1,373	12.6
- Oshawa & District	764	657	-14.0	714	767	7.4
- Ottawa & Carlton	1,640	440	-73.2	1,602	1,837	14.7
- St. Catharines & District	692	652	-5.8	635	640	0.8
- Sudbury	403	461	14.4	445	508	14.2
- Thunder Bay	212	251	18.4	215	282	31.2
- Toronto	6,665	6,092	-8.6	6,077	6,424	5.7
- Windsor & Essex	842	783	-7.0	829	917	10.6

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS**

	1st/Q.93	1st/Q.94	% Chg.	2nd/Q.93	2nd/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	148,900	151,900	2.0	155,300	166,700	7.3
- Ontario	43,100	42,000	-2.6	41,000	48,700	18.8
- Quebec	33,000	35,700	8.2	37,000	44,400	20.0
- B.C.	41,600	42,700	2.6	43,100	37,200	-13.7
- Prairies	23,600	24,100	2.1	21,700	23,600	8.8
- Atlantic Provinces	7,600	7,400	-2.6	12,500	12,800	2.4
TOTAL HOUSING STARTS						
- Canada	23,478	23,878	1.7	46,815	51,387	9.8
- Ontario	6,617	6,259	-5.4	12,097	14,165	17.1
- Quebec	4,437	4,575	3.1	12,908	15,795	22.4
- B.C.	7,853	8,568	9.1	11,984	10,731	-10.5
- Prairies	3,775	3,779	0.1	6,474	6,910	6.7
- Atlantic Provinces	796	697	-12.4	3,352	3,786	12.9
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	3,526	3,259	-7.6	7,711	9,632	24.9
Semi/Duplex - Ontario	360	358	-0.6	638	1,190	86.5
Row - Ontario	1,401	1,296	-7.5	1,847	1,988	7.6
Apartment - Ontario	1,330	1,346	1.2	1,901	1,355	-28.7
TOTAL HOUSING COMPLETIONS						
- Canada	31,284	28,769	-8.0	34,835	37,154	6.7
- Ontario	11,778	9,541	-19.0	9,499	9,325	-1.8
- Quebec	4,730	3,870	-18.2	9,220	9,661	4.8
- B.C.	7,442	8,581	15.3	10,959	10,585	14.8
- Prairies	2,693	2,408	-10.6	5,157	5,528	-49.6
- Atlantic Provinces	4,641	4,369	-5.9	1,767	2,055	-60.2
COMPLETIONS BY STRUCTURE						
Single - Ontario	6,248	5,118	-18.1	5,258	5,760	9.5
Semi/Duplex - Ontario	560	538	-3.9	507	566	11.6
Row - Ontario	1,552	1,783	14.9	1,395	1,353	-3.0
Apartment - Ontario	3,418	2,102	-38.5	2,339	1,646	-29.6
UNITS UNDER CONSTRUCTION						
- Canada	79,144	74,679	-5.6	89,497	89,043	-0.5
- Ontario	26,155	21,690	-17.1	28,742	26,430	-8.0
- Quebec	10,650	10,503	-1.4	14,494	16,846	16.2
- B.C.	28,569	28,935	1.3	29,601	29,071	-1.8
- Prairies	5,065	4,855	-4.1	10,027	10,234	2.1
- Atlantic Provinces	8,705	8,696	-0.1	6,633	6,462	-2.6
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	8,818	8,407	-4.7	11,317	12,225	8.0
Semi/Duplex - Ontario	778	814	4.6	933	1,446	55.0
Row - Ontario	3,430	3,087	-10.0	3,836	3,720	-3.0
Apartment - Ontario	13,129	9,382	-28.5	12,656	9,039	-28.6

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	1st/Q.93	1st/Q.94	% Chg.	2nd/Q.93	2nd/Q.94	% Chg.
RTMENT CONSTRUCTION PRICE INDEX						
- Canada	115.9	118.4	2.2	116.9	119.4	2.1
- Toronto	118.9	121.2	1.9	120.0	123.0	2.5
- Ottawa/Hull	124.7	127.1	1.9	125.5	128.3	2.2
- Montreal	110.6	112.0	1.3	111.0	112.8	1.6
- Vancouver	119.8	123.7	3.3	121.7	124.3	2.1
SALE HOUSE PRICES						
- Canada	\$155,079	\$160,171	3.3	\$154,586	\$159,084	2.9
- Ontario	\$159,178	\$161,226	1.3	\$158,567	\$162,710	2.6
- Hamilton	\$142,116	\$145,206	2.2	\$144,776	\$147,822	2.1
- Kitchener & Waterloo	\$140,290	\$141,407	0.8	\$139,347	\$142,129	2.0
- London & St. Thomas	\$135,251	\$135,658	0.3	\$135,691	\$135,672	-0.0
- Oshawa & District	\$138,187	\$139,053	0.6	\$139,157	\$141,433	1.6
- Ottawa & Carleton	\$144,266	\$144,954	0.5	\$146,360	\$146,728	0.3
- St.Catharines & District	\$123,602	\$125,995	1.9	\$126,238	\$125,240	-0.8
- Sudbury	\$111,631	\$114,618	2.7	\$117,322	\$114,422	-2.5
- Thunder Bay	\$113,708	\$118,735	4.4	\$117,644	\$117,632	-0.0
- Toronto	\$210,027	\$203,774	-3.0	\$210,861	\$208,852	-1.0
- Windsor & Essex	\$106,294	\$118,016	11.0	\$110,731	\$118,852	7.3
GROSS DOMESTIC PRODUCT (SAAR)						
Market Prices (\$ Millions)						
- Canada*	\$699,420	\$729,208	4.3	\$710,324	\$739,616	-
- Ontario*	\$279,194	\$290,015	3.9	\$281,999	\$295,412	-
Constant 1986 Prices (\$ Millions)						
- Canada*	\$563,824	\$583,016	3.4	\$569,864	\$592,108	-
- Ontario*	\$221,083	\$228,576	3.4	\$222,965	\$233,207	-

vised figures.

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
- ALL AREAS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
SEASONALLY ADJUSTED STARTS (Rev.)						
- Canada	179,600	22.2	168,500	-6.2	129,988	-22.9
- Ontario	59,500	32.2	52,500	-11.8	38,847	-26.0
- Quebec	50,500	9.8	33,100	-34.5	27,876	-15.8
- B.C.	41,300	58.8	44,400	7.5	38,173	-14.0
- Prairies	17,500	9.4	26,700	52.6	18,200	-31.8
- Atlantic Provinces	10,800	-22.9	11,800	9.3	6,892	-41.6
TOTAL HOUSING STARTS						
- Canada	156,197	-14.0	168,271	7.7	155,443	-7.6
- Ontario	52,794	-15.7	55,772	5.6	45,140	-19.1
- Quebec	44,654	-7.1	38,228	-14.4	34,015	-11.0
- B.C.	31,875	-13.2	40,621	27.4	42,807	5.4
- Prairies	15,440	-29.6	22,752	47.4	22,456	-1.3
- Atlantic Provinces	11,434	-6.7	10,898	-4.7	11,025	1.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	26,290	-18.9	27,868	6.0	26,240	-5.8
Semi/Duplex - Ontario	1,730	-26.0	2,611	50.9	2,537	-2.8
Row - Ontario	9,472	11.9	9,246	-2.4	7,448	-19.4
Apartment - Ontario	15,302	-21.2	16,047	4.9	8,915	-44.4
TOTAL HOUSING COMPLETIONS						
- Canada	160,014	-22.4	173,245	8.3	161,794	-6.6
- Ontario	59,622	-26.0	63,134	5.9	51,130	-19.0
- Quebec	42,720	-18.8	42,323	-0.9	34,859	-17.6
- B.C.	29,578	-21.5	36,050	21.9	42,047	16.6
- Prairies	16,390	-29.0	20,051	22.3	22,451	12.0
- Atlantic Provinces	11,704	-4.4	11,687	-0.1	11,307	-3.3
COMPLETIONS BY STRUCTURE						
Single - Ontario	27,499	-36.2	30,193	9.8	27,470	-9.0
Semi/Duplex - Ontario	1,986	-20.5	2,365	19.1	2,544	7.6
Row - Ontario	7,447	-14.6	11,590	55.6	7,345	-36.6
Apartment - Ontario	22,690	-13.4	18,986	-16.3	13,771	-27.5
UNITS UNDER CONSTRUCTION						
- Canada	95,035	-5.6	87,518	-7.9	79,761	-8.9
- Ontario	40,599	-15.1	31,653	-22.0	25,047	-20.9
- Quebec	15,662	6.4	11,033	-29.6	9,811	-11.1
- B.C.	23,658	9.3	28,149	19.0	28,948	2.8
- Prairies	7,035	-13.1	9,543	35.7	9,307	-2.5
- Atlantic Provinces	8,081	-3.8	7,140	-11.6	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	14,225	-8.8	11,592	-18.5	10,243	-11.6
Semi/Duplex - Ontario	650	-28.6	914	40.6	1,002	9.6
Row - Ontario	6,635	42.7	3,623	-45.4	3,655	0.9
Apartment - Ontario	19,089	-28.4	15,524	-18.7	10,147	-34.6

DEMOLITION PERMITS & CONSTRUCTION COSTS

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total						
- Ontario	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Hamilton	51	-62.5	72	41.2	97	34.7
- Kitchener	43	-41.1	57	32.6	40	-29.8
- London	57	-68.3	106	86.0	34	-67.9
- Oshawa	33	-50.0	16	-51.5	36	125.0
- Ottawa	464	41.5	323	-30.4	174	-46.1
- St.Catharines/Niagar	83	-22.4	82	-1.2	78	-4.9
- Sudbury	21	425.0	56	166.7	53	-5.4
- Thunder Bay	95	-36.7	73	-23.2	53	-27.4
- Toronto	824	-49.1	815	-1.1	886	8.7
- Windsor	120	33.3	97	-19.2	74	-23.7
Single						
- Ontario	2,157	-34.8	2,352	9.0	2,070	-12.0
- Toronto	727	-46.3	791	8.8	733	-7.3
Double						
- Ontario	114	29.5	68	-40.4	51	-25.0
- Toronto	5	-61.5	4	-20.0	4	0.0
Row						
- Ontario	23	-84.7	46	100.0	26	-43.5
- Toronto	7	-93.2	9	28.6	10	11.1
Apartment						
- Ontario	551	7.4	281	-49.0	337	19.9
- Toronto	85	-43.7	11	-87.1	139	1163.6
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$48.37	-6.80	\$43.14	-10.81	\$43.14	0.00
1-10 storeys (underground garage)	\$61.67	-6.80	\$55.00	-10.82	\$55.00	0.00
Over 10 storeys (underground garage)	\$60.46	-6.80	\$53.92	-10.82	\$53.92	0.00
TOWNHOUSE						
with single car garage)	\$52.60	-6.80	\$46.91	-10.82	\$46.91	0.00
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$63.81	-4.10	\$55.94	-12.33	\$54.94	-1.79
Superior quality (with garage)	\$75.65	-4.07	\$66.29	-12.37	\$65.11	-1.78
Luxury (with garage)	\$101.98	-4.10	\$89.40	-12.34	\$87.80	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$60.13	-4.11	\$52.71	-12.34	\$51.77	-1.78
Superior quality (with garage)	\$69.90	-4.10	\$61.27	-12.35	\$60.17	-1.80
Luxury (with garage)	\$97.51	-4.10	\$85.48	-12.34	\$83.95	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$65.82	-4.09	\$57.70	-12.34	\$56.66	-1.80
Superior quality (with garage)	\$77.63	-4.10	\$68.05	-12.34	\$66.83	-1.79
Luxury (with garage)	\$103.99	-4.09	\$91.15	-12.35	\$89.52	-1.79
	and up		and up		and up	

CONSTRUCTION COST & HOUSING STOCK

	1991	% Chg.	1992	% Chg.	1993	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$520.44	-6.80	\$464.18	-10.81	\$464.18	0.00
2-10 storeys (underground garage)	\$663.56	-6.80	\$591.83	-10.81	\$591.83	0.00
Over 10 storeys (underground garage)	\$650.55	-6.80	\$580.22	-10.81	\$580.22	0.00
-TOWNHOUSE						
(with single car garage)	\$565.98	-6.80	\$504.79	-10.81	\$504.79	0.00
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$686.88	-4.10	\$601.89	-12.37	\$591.12	-1.79
Superior quality (with garage)	\$814.04	-4.10	\$713.32	-12.37	\$700.55	-1.79
Luxury (with garage)	\$1,097.92	-4.08	\$961.90	-12.39	\$944.69	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$674.26	-0.10	\$567.20	-15.88	\$557.05	-1.79
Superior quality (with garage)	\$752.37	-4.10	\$659.28	-12.37	\$647.48	-1.79
Luxury (with garage)	\$1,094.62	0.01	\$919.75	-15.98	\$903.29	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$708.46	-4.10	\$620.81	-12.37	\$609.29	-1.86
Superior quality (with garage)	\$835.62	-4.10	\$732.24	-12.37	\$719.13	-1.79
Luxury (with garage)	\$1,119.30	-4.10	\$980.82	-12.37	\$963.26	-1.79
	and up		and up		and up	
HOUSING STOCK (OCCUPIED & VACANT)						
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

REPAIRS & RENOVATIONS

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

GDP & CPI

	1991	% Chg.	1992	% Chg.	1993	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada*	\$674,766	0.7	\$688,391	2.0	\$711,658	3.4
- Ontario	\$272,245	-0.4	\$277,454	1.9	\$284,878	2.7
at Constant 1986 Prices (\$ Millions)						
- Canada*	\$554,735	-1.7	\$558,165	0.6	\$570,541	2.2
- Ontario	\$218,619	-2.9	\$221,361	1.3	\$226,766	2.4
CONSUMER PRICE INDEX						
All Items						
- Canada	126.2	5.6	128.1	1.5	130.4	1.8
- Ontario	127.6	4.6	129.0	1.1	131.2	1.7
- Toronto	128.6	4.2	129.7	0.9	131.8	1.6
- Ottawa	125.9	5.7	127.6	1.4	130.5	2.3
- Thunder Bay	124.6	5.8	127.0	1.9	129.5	2.0
Housing						
- Canada	124.7	4.4	126.4	1.4	128.0	1.3
- Ontario	127.9	3.5	129.3	1.1	130.6	1.0
- Toronto	129.0	2.0	130.0	0.8	131.1	0.8
- Ottawa	124.0	4.8	126.3	1.9	128.1	1.4
- Thunder Bay	121.5	5.9	125.0	2.9	127.0	1.6
Shelter						
- Canada	127.7	4.6	129.9	1.7	131.7	1.4
- Ontario	131.8	3.7	133.6	1.4	134.8	0.9
- Toronto	132.7	1.7	133.9	0.9	134.9	0.7
- Ottawa	127.0	5.5	129.8	2.2	131.9	1.6
- Thunder Bay	124.8	7.6	129.2	3.5	132.1	2.2
Owned Accom.						
- Canada	133.0	3.5	133.7	0.5	134.0	0.2
- Ontario	139.7	2.0	139.2	-0.4	137.9	-0.9
- Toronto	141.5	0.6	140.3	-0.8	138.9	-1.0
- Ottawa	130.7	5.5	131.6	0.7	131.1	-0.4
- Thunder Bay	128.3	7.7	131.0	2.1	132.8	1.4
Rented Accom.						
- Canada	121.8	3.5	125.1	2.7	127.8	2.2
- Ontario	124.7	3.4	128.3	2.9	131.7	2.7
- Toronto	125.2	3.2	128.4	2.6	131.4	2.3
- Ottawa	124.0	4.2	128.9	4.0	133.2	3.3
- Thunder Bay	118.4	3.1	122.8	3.7	126.1	2.7
Rent						
- Canada	122.2	3.4	125.6	2.8	128.3	2.1
- Ontario	125.0	3.4	128.8	3.0	132.2	2.6
- Toronto	125.5	3.1	128.8	2.6	131.9	2.4
- Ottawa	124.3	4.1	129.2	3.9	133.7	3.5
- Thunder Bay	118.5	3.1	122.9	3.7	126.2	2.7

* Revised figures.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

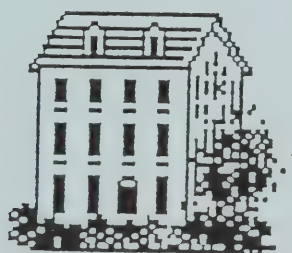
Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

CA20N
H0400
-H57

ISSN 1192-0955

HOUSING STATISTICS

SEPTEMBER - OCTOBER 1994



HOUSING STATISTICS

SEPTEMBER - OCTOBER 1994

Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Municipalities	14
MLS RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987-1993: Annual Data; 1st Q + 2nd + 3rd Q/94: Quarterly Data;
Jan-Sept. 1994: Cumulative Data or Sept. 1994 (where applicable)

ALL AREAS

TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q+3Q/94
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443	119,169
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140	35,421
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	13,331
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	3Q/94
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400	153,200
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800	48,600
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,400	20,800
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1Q+2Q+3Q/94
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794	119,386
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130	33,938
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	11,551
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Sept.94
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761	79,492
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047	26,363
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,849
STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q+3Q/94
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	22,819
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	2,565
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448	5,624
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	4,413
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	35,421
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1Q+2Q+3Q/94
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	20,153
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	2,224
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345	5,260
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	6,301
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	33,938
UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Sept.94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	12,868
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	1,337
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,963
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	8,195
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	26,363

H) BUILDING PERMITS	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	248,693	234,132	221,037	174,937	166,261	169,047	158,476	138,440
Ontario	108,367	107,370	94,801	61,575	60,089	54,272	45,480	42,880
Toronto, CMA	45,015	42,382	32,725	16,441	21,746	19,607	15,251	16,840
I) MLS RESIDENTIAL HOUSE PRICE	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,477	\$158,110
Ontario	\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,307	\$161,400
Toronto Area	\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$209,500
J) MLS RESIDENTIAL SALES	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	279,983	319,480	322,733	250,028	300,952	326,850	302,796	265,200
Ontario	134,370	160,578	142,911	102,792	126,164	131,381	121,783	115,100
Toronto Area	43,475	49,381	38,960	26,778	38,144	41,703	38,990	38,700
K) CONSUMER PRICE INDEX (1986=100)	1987	1988	1989	1990	1991	1992	1993	Oct.94
Canada -All Items	104.4	108.6	114.0	119.5	126.2	128.1	130.4	130.0
-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	128.0
Ontario -All Items	105.1	110.0	116.4	122.0	127.6	129.0	131.2	131.0
-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	131.0
Toronto -All Items	105.6	110.9	117.9	123.4	128.6	129.7	131.8	131.0
-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	131.0
L) SELECTED LENDING RATES	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Oct.94
1 Year Mortgage Rate	10.25	12.00	12.75	12.50	8.50	7.70	6.25	8.00
5 Year Mortgage Rate	11.75	12.25	12.00	12.50	9.90	9.50	7.75	9.00
Prime Lending Rate	9.75	12.75	13.50	12.75	8.00	7.25	5.50	7.00
Bank of Canada Rate	8.66	11.17	12.47	11.78	7.67	7.36	4.11	5.00
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	
Toronto, CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	
Toronto, CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	N/A
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	N/A
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	N/A
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	N/A

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	N/A
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	N/A
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	N/A
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	N/A

E: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1987 - 1993: Annual Data, Jan-October 1994, or October 1994 (where applicable)

Centres with 10,000 Population and Over

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	109,240
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	35,730
Toronto,CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	15,750
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	111,570
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	35,000
Toronto,CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	13,890
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Oct.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	63,660
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	22,710
Toronto,CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,930
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	21,700
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	2,810
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	6,140
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	5,070
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	35,730
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	19,260
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	2,500
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	5,920
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	7,300
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	35,000
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Oct.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	10,220
Semi-detached	1,154	1,004	885	843	637	903	930	1,220
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,620
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	7,620
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	22,710
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	9,670
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	3,830
Toronto,CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	2,040
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	14,680
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	6,210
Toronto,CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	2,890

STARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	3,839
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	27,909
Condominiums	17,776	20,833	20,213	11,435	4,240	2,798	3,287	2,959
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	1,026
Not defined	191	90	735	432	20	29	1	4
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	35,737
COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	Jan-Oct.94
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	6,218
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	24,721
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	2,603
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	1,461
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	35,003
DEMOLITION DATA BY TYPE	1987	1988	1989	1990	1991	1992	1993	1994
ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	N/A
Double	74	107	102	88	114	68	51	N/A
Row	98	51	19	150	23	46	26	N/A
Apts	550	225	257	513	551	281	337	N/A
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	N/A
TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	954	1,516	1,243	1,353	727	791	733	N/A
Double	2	6	7	13	5	4	4	N/A
Row	0	2	2	103	7	9	10	N/A
Apts	267	56	35	151	85	11	139	N/A
TOTAL	1,223	1,580	1,287	1,620	824	815	886	N/A
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Oct.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	125,600
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	50,300

CO-OP UNITS NOT INCLUDED

Sources: A - J,L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

	Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
SOCIALLY ASSISTED STARTS						
Total - Ontario	793	279	-64.8	751	390	-48.1
Rental - Ontario	771	239	-69.0	691	323	-53.3
Ownership - Ontario	0	0	-	1	0	-
Co-op - Ontario	22	40	81.8	59	67	13.6
SEASONALLY ADJUSTED STARTS						
Total - Canada	128,900	129,000	0.1	137,900	125,600	-8.9
- Ontario	37,400	48,600	29.9	48,400	50,300	3.9
- Quebec	28,400	21,400	-24.6	24,300	19,400	-20.2
- B.C.	36,100	34,400	-4.7	38,100	33,100	-13.1
- Prairies	19,200	16,600	-13.5	19,700	16,500	-16.2
- Atl.Prov.	7,800	8,000	2.6	7,400	6,300	-14.9
TOTAL HOUSING STARTS						
Total - Canada	10,686	11,074	3.6	11,879	10,978	-7.6
- U.S.	95,500	102,000	6.8	95,600	105,300	10.1
- Ontario	3,324	4,322	30.0	3,967	4,308	8.6
- Quebec	1,971	1,538	-22.0	2,155	1,682	-21.9
- B.C.	3,034	2,930	-3.4	3,191	2,787	-12.7
- Prairies	1,592	1,435	-9.9	1,781	1,615	-9.3
- Atl.Prov.	765	849	11.0	785	586	-25.4
- Hamilton	302	317	5.0	320	331	3.4
- Kitchener	158	70	-55.7	100	294	194.0
- London	152	167	9.9	226	138	-38.9
- Oshawa	105	183	74.3	165	119	-27.9
- Ottawa	466	336	-27.9	418	336	-19.6
- St.Catharines/Niagara	75	134	78.7	160	85	-46.9
- Sudbury	48	88	83.3	92	52	-43.5
- Thunder Bay	85	40	-52.9	104	32	-69.2
- Toronto	1,289	2,050	59.0	1,534	2,425	58.1
- Windsor	139	154	10.8	110	101	-8.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	1,758	2,558	45.5	2,091	2,497	19.4
- Hamilton	118	179	51.7	135	100	-25.9
- Kitchener	68	28	-58.8	98	239	143.9
- London	62	75	21.0	74	57	-23.0
- Oshawa	94	121	28.7	128	95	-25.8
- Ottawa	234	148	-36.8	170	116	-31.8
- St.Catharines/Niagara	61	78	27.9	72	61	-15.3
- Sudbury	36	57	58.3	69	44	-36.2
- Thunder Bay	25	34	36.0	40	28	-30.0
- Toronto	606	1,179	94.6	626	1,343	114.5
- Windsor	116	137	18.1	100	89	-11.0

		Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	242	344	42.1	242	350	44.6
	- Hamilton	10	0	-	6	50	733.3
	- Kitchener	8	10	25.0	2	40	1900.0
	- London	18	16	-11.1	6	14	133.3
	- Oshawa	6	0	-	0	8	-
	- Ottawa	4	16	300.0	6	18	200.0
	- St.Catharines/Niagara	14	10	-28.6	6	16	166.7
	- Sudbury	12	12	0.0	2	8	300.0
	- Thunder Bay	2	6	200.0	2	4	100.0
	- Toronto	98	202	106.1	140	148	5.7
	- Windsor	8	12	50.0	10	6	-40.0
Row	- Ontario	629	728	15.7	577	737	27.7
	- Hamilton	63	95	50.8	53	181	241.5
	- Kitchener	82	32	-61.0	0	15	-
	- London	66	74	12.1	0	67	-
	- Oshawa	5	62	1140.0	37	12	-67.6
	- Ottawa	106	160	50.9	185	132	-28.6
	- St.Catharines/Niagara	0	6	-	82	8	-90.2
	- Sudbury	0	16	-	16	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	211	216	2.4	155	297	91.6
	- Windsor	11	5	-54.5	0	0	-
Apartment	- Ontario	695	692	-0.4	1,057	724	-31.5
	- Hamilton	111	43	-61.3	126	0	-
	- Kitchener	0	0	-	0	0	-
	- London	6	2	-66.7	146	0	-
	- Oshawa	0	0	-	0	4	-
	- Ottawa	122	12	-90.2	57	70	22.8
	- St.Catharines/Niagara	0	40	-	0	0	-
	- Sudbury	0	3	-	5	0	-
	- Thunder Bay	58	0	-	62	0	-
	- Toronto	374	453	21.1	613	637	3.9
	- Windsor	4	0	-	0	6	-
STARTS BY INTENDED MARKET							
Rental	- Canada	1,584	1,059	-33.1	1,795	847	-52.8
	- Ontario	807	437	-45.8	751	373	-50.3
Ownership	- Canada	6,576	7,126	8.4	7,237	6,644	-8.2
	- Ontario	2,199	3,263	48.4	2,689	3,207	19.3
Condo	- Canada	2,496	2,820	13.0	2,788	3,420	22.7
	- Ontario	296	578	95.3	468	661	41.2
Co-op	- Canada	30	52	73.3	59	67	13.6
	- Ontario	22	40	81.8	59	67	13.6

CUMULATIVE ASSISTED STARTS		Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
Total	- Ontario	4,570	3,275	-28.3	5,321	3,665	-31.1
Rental	- Ontario	3,725	2,545	-31.7	4,416	2,868	-35.1
Ownership	- Ontario	0	-	-	1	0	-
Co-op	- Ontario	845	730	-13.6	904	797	-11.8
CUMULATIVE STARTS							
Total	- Canada	96,043	98,270	2.3	107,922	109,248	1.2
	- Ontario	27,457	31,429	14.5	31,424	35,737	13.7
	- Hamilton	2,042	2,207	8.1	2,362	2,538	7.5
	- Kitchener	1,249	1,221	-2.2	1,349	1,515	12.3
	- London	1,862	1,621	-12.9	2,088	1,759	-15.8
	- Oshawa	877	1,601	82.6	1,042	1,720	65.1
	- Ottawa	3,172	3,131	-1.3	3,590	3,467	-3.4
	- St.Catharines/Niagara	748	1,396	86.6	908	1,481	63.1
	- Sudbury	539	565	4.8	631	617	-2.2
	- Thunder Bay	435	340	-21.8	539	372	-31.0
	- Toronto	10,918	13,331	22.1	12,452	15,756	26.5
	- Windsor	907	1,323	45.9	1,017	1,424	40.0
	- Barrie	568	620	9.2	683	671	-1.8
	- Belleville	197	176	-10.7	222	193	-13.1
	- Brantford	291	265	-8.9	360	297	-17.5
	- Cornwall	81	158	95.1	83	167	101.2
	- Guelph	352	381	8.2	407	387	-4.9
	- Kingston	379	382	0.8	497	411	-17.3
	- North Bay	95	66	-30.5	112	84	-25.0
	- Peterborough	261	181	-30.7	297	200	-32.7
	- Sarnia	182	158	-13.2	219	164	-25.1
	- SS Marie	225	130	-42.2	239	145	-39.3
CUMULATIVE STARTS BY INTENDED MARKET							
Rental	- Canada	12,631	8,829	-30.1	14,426	9,676	-32.9
	- Ontario	5,241	3,466	-33.9	5,992	3,839	-35.9
	- Hamilton	427	323	-24.4	580	323	-44.3
	- Kitchener	231	68	-70.6	231	68	-70.6
	- London	637	333	-47.7	785	343	-56.3
	- Oshawa	0	102	-	0	106	-
	- Ottawa	538	86	-84.0	563	99	-82.4
	- St.Catharines/Niagara	88	260	195.5	104	260	150.0
	- Sudbury	121	45	-62.8	142	45	-68.3
	- Thunder Bay	164	71	-56.7	228	71	-68.9
	- Toronto	2,163	1,709	-21.0	2,485	2,042	-17.8
	- Windsor	27	100	270.4	27	106	292.6
	- Barrie	0	23	-	0	23	-
	- Belleville	50	0	-	50	4	-92.0
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	40	-	0	42	-
	- Guelph	165	114	-30.9	165	114	-30.9
	- Kingston	0	7	-	0	7	-
	- North Bay	6	0	-	8	0	-
	- Peterborough	39	0	-	39	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	76	40	-47.4	76	40	-47.4

		Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
Ownership	- Canada	58,944	65,150	10.5	66,181	71,794	8.5
	- Ontario	19,138	24,702	29.1	21,827	27,909	27.9
	- Hamilton	1,373	1,486	8.2	1,512	1,633	8.0
	- Kitchener	1,005	1,125	11.9	1,105	1,419	28.4
	- London	754	975	29.3	832	1,034	24.3
	- Oshawa	776	1,468	89.2	918	1,578	71.9
	- Ottawa	2,598	2,887	11.1	2,959	3,143	6.2
	- St.Catharines/Niagara	529	910	72.0	607	987	62.6
	- Sudbury	361	394	9.1	432	446	3.2
	- Thunder Bay	240	233	-2.9	280	265	-5.4
	- Toronto	7,063	9,846	39.4	7939	11,562	45.6
	- Windsor	842	1,169	38.8	952	1,264	32.8
	- Barrie	568	597	5.1	683	648	-5.1
	- Belleville	147	176	19.7	172	189	9.9
	- Brantford	275	242	-12.0	344	255	-25.9
	- Cornwall	81	118	45.7	83	125	50.6
	- Guelph	167	267	59.9	222	273	23.0
	- Kingston	379	352	-7.1	455	381	-16.3
	- North Bay	89	66	-25.8	104	84	-19.2
	- Peterborough	211	166	-21.3	247	185	-25.1
	- Sarnia	122	158	29.5	159	164	3.1
	- SS Marie	89	90	1.1	103	105	1.9
Condo	- Canada	23,337	22,968	-1.6	26,125	26,388	1.0
	- Ontario	2,232	2,298	3.0	2,700	2,959	9.6
	- Hamilton	160	263	64.4	188	447	137.8
	- Kitchener	13	28	115.4	13	28	115.4
	- London	301	258	-14.3	301	327	8.6
	- Oshawa	5	31	520.0	28	36	28.6
	- Ottawa	36	74	105.6	68	74	8.8
	- St.Catharines/Niagara	76	91	19.7	83	99	19.3
	- Sudbury	27	0	-	27	0	-
	- Thunder Bay	31	36	16.1	31	36	16.1
	- Toronto	1,399	1,375	-1.7	1,735	1,751	0.9
	- Windsor	38	54	42.1	38	54	42.1
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	16	23	43.8	16	42	162.5
	- Cornwall	0	0	-	0	0	-
	- Guelph	20	0	-	20	0	-
	- Kingston	0	0	-	42	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	11	15	36.4	11	15	36.4
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Co-op						
- Canada	953	1,157	21.4	1,012	1,224	20.9
- Ontario	845	959	13.5	904	1,026	13.5
- Hamilton	82	135	64.6	82	135	64.6
- Kitchener	0	0	-	0	0	-
- London	170	55	-67.6	170	55	-67.6
- Oshawa	96	0	-	96	0	-
- Ottawa	0	84	-	0	151	-
- St.Catharines/Niagara	54	135	150.0	113	135	19.5
- Sudbury	30	126	320.0	30	126	320.0
- Thunder Bay	0	0	-	0	0	-
- Toronto	293	401	36.9	293	401	36.9
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	23	-	0	23	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	60	0	-	60	0	-
- SS Marie	60	0	-	60	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	13,548	13,507	-0.3	11,229	12,872	14.6
	- Ontario	4,868	4,477	-8.0	3,597	5,315	47.8
	- Quebec	2,667	2,416	-9.4	1,607	2,031	26.4
	- B.C.	3,496	3,741	7.0	3,390	3,368	-0.6
	- Prairies	1,620	2,136	31.9	1,939	1,410	-27.3
	- Atl.Prov.	897	737	-17.8	696	748	7.5
	- Hamilton	247	368	49.0	193	456	136.3
	- Kitchener	275	89	-67.6	99	395	299.0
	- London	299	212	-29.1	141	140	-0.7
	- Oshawa	111	316	184.7	145	250	72.4
	- Ottawa	577	446	-22.7	339	552	62.8
	- St.Catharines/Niagara	214	155	-27.6	169	175	3.6
	- Sudbury	72	94	30.6	72	132	83.3
	- Thunder Bay	41	11	-73.2	61	38	-37.7
	- Toronto	2,094	1,817	-13.2	1,480	2,348	58.6
	- Windsor	147	251	70.7	194	150	-22.7
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	2,335	2,733	17.0	2,162	2,778	28.5
	- Hamilton	136	227	66.9	111	198	78.4
	- Kitchener	151	73	-51.7	89	311	249.4
	- London	81	116	43.2	95	90	-5.3
	- Oshawa	109	200	83.5	100	192	92.0
	- Ottawa	229	200	-12.7	181	175	-3.3
	- St.Catharines/Niagara	72	110	52.8	56	102	82.1
	- Sudbury	32	76	137.5	62	55	-11.3
	- Thunder Bay	37	7	-81.1	49	36	-26.5
	- Toronto	868	975	12.3	830	1,032	24.3
	- Windsor	123	209	69.9	111	134	20.7
Semi/Duplex	- Ontario	266	383	44.0	246	372	51.2
	- Hamilton	24	8	-66.7	48	4	-91.7
	- Kitchener	18	4	-77.8	10	66	560.0
	- London	42	54	28.6	16	24	50.0
	- Oshawa	2	2	0.0	4	8	100.0
	- Ottawa	22	20	-9.1	18	22	22.2
	- St.Catharines/Niagara	14	18	28.6	18	12	-33.3
	- Sudbury	34	15	-55.9	10	8	-20.0
	- Thunder Bay	0	4	-	6	2	-66.7
	- Toronto	54	168	211.1	48	186	287.5
	- Windsor	4	12	200.0	12	6	-50.0

		Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	1,167	695	-40.4	467	878	88.0
	- Hamilton	87	133	52.9	34	83	144.1
	- Kitchener	70	0	-	0	18	-
	- London	52	38	-26.9	27	22	-18.5
	- Oshawa	0	59	-	41	50	22.0
	- Ottawa	290	212	-26.9	140	271	93.6
	- St.Catharines/Niagara	104	27	-74.0	73	61	-16.4
	- Sudbury	0	0	-	0	24	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	401	106	-73.6	61	305	400.0
	- Windsor	8	20	150.0	11	4	-63.6
Apartment	- Ontario	1,100	666	-39.5	722	1,287	78.3
	- Hamilton	0	0	-	0	171	-
	- Kitchener	36	12	-66.7	0	0	-
	- London	124	4	-96.8	3	4	33.3
	- Oshawa	0	55	-	0	0	-
	- Ottawa	36	14	-61.1	0	84	-
	- St.Catharines/Niagara	24	0	-	22	0	-
	- Sudbury	6	3	-50.0	0	45	-
	- Thunder Bay	4	0	-	6	0	-
	- Toronto	771	568	-26.3	541	825	52.5
	- Windsor	12	10	-16.7	60	6	-90.0
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	1,954	1,234	-36.8	1,184	1,855	56.7
	- Ontario	988	694	-29.8	640	1,097	71.4
Ownership	- Canada	8,262	8,621	4.3	7,234	8,113	12.2
	- Ontario	3,046	3,434	12.7	2,627	3,610	37.4
Condo	- Canada	2,827	3,547	25.5	2,556	2,509	-1.8
	- Ontario	429	244	-43.1	141	229	62.4
Co-op	- Canada	505	105	-79.2	255	395	54.9
	- Ontario	405	105	-74.1	189	379	100.5

		Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
CUMULATIVE TOTAL COMPLETIONS							
Total	- Canada	99,733	98,702	-1.0	110,962	111,574	0.6
	- Ontario	33,941	29,688	-12.5	37,538	35,003	-6.8
	- Hamilton	1,855	2,483	33.9	2,048	2,939	43.5
	- Kitchener	1,724	1,194	-30.7	1,823	1,589	-12.8
	- London	1,160	1,860	60.3	1,301	2,000	53.7
	- Oshawa	1,277	1,464	14.6	1,422	1,714	20.5
	- Ottawa	3,720	3,331	-10.5	4,059	3,883	-4.3
	- St.Catharines/Niagara	910	946	4.0	1,079	1,121	3.9
	- Sudbury	799	563	-29.5	871	695	-20.2
	- Thunder Bay	265	347	30.9	326	385	18.1
	- Toronto	15,689	11,551	-26.4	17,169	13,899	-19.0
	- Windsor	854	1,052	23.2	1,048	1,202	14.7
	- Barrie	674	544	-19.3	786	662	-15.8
	- Belleville	245	183	-25.3	272	203	-25.4
	- Brantford	273	267	-2.2	316	446	41.1
	- Cornwall	79	142	79.7	79	173	119.0
	- Guelph	490	446	-9.0	544	472	-13.2
	- Kingston	519	509	-1.9	678	565	-16.7
	- North Bay	395	85	-78.5	404	95	-76.5
	- Peterborough	276	292	5.8	304	310	2.0
	- Sarnia	289	152	-47.4	322	173	-46.3
	- SS Marie	298	134	-55.0	323	143	-55.7
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Total	- Canada	17,988	12,829	-28.7	19,172	14,684	-23.4
	- Ontario	8,986	5,121	-43.0	9,626	6,218	-35.4
	- Hamilton	276	595	115.6	294	791	169.0
	- Kitchener	454	141	-68.9	454	141	-68.9
	- London	267	551	106.4	292	555	90.1
	- Oshawa	282	55	-80.5	282	55	-80.5
	- Ottawa	744	391	-47.4	762	425	-44.2
	- St.Catharines/Niagara	76	81	6.6	76	81	6.6
	- Sudbury	202	128	-36.6	202	137	-32.2
	- Thunder Bay	47	142	202.1	54	144	166.7
	- Toronto	4,995	2,201	-55.9	5,404	2,895	-46.4
	- Windsor	20	14	-30.0	82	20	-75.6
	- Barrie	92	27	-70.7	92	27	-70.7
	- Belleville	99	50	-49.5	99	50	-49.5
	- Brantford	0	0	-	0	150	-
	- Cornwall	0	26	-	0	26	-
	- Guelph	146	133	-8.9	169	133	-21.3
	- Kingston	116	144	24.1	186	144	-22.6
	- North Bay	252	2	-99.2	252	2	-99.2
	- Peterborough	77	89	15.6	77	89	15.6
	- Sarnia	173	12	-93.1	177	12	-93.2
	- SS Marie	227	60	-73.6	227	60	-73.6

	Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
<i>CUMULATIVE COMPLETIONS BY INTENDED MKT</i>						
Ownership						
- Canada	59,299	60,748	2.4	66,533	68,861	3.5
- Ontario	20,182	21,111	4.6	22,809	24,721	8.4
- Hamilton	1,195	1,533	28.3	1,370	1,746	27.4
- Kitchener	1,105	945	-14.5	1,204	1,340	11.3
- London	723	912	26.1	829	1,026	23.8
- Oshawa	793	1,381	74.1	938	1,631	73.9
- Ottawa	2,831	2,700	-4.6	3,152	3,074	-2.5
- St. Catharines/Niagara	573	697	21.6	647	826	27.7
- Sudbury	404	405	0.2	476	468	-1.7
- Thunder Bay	218	174	-20.2	272	210	-22.8
- Toronto	7,972	7,439	-6.7	8,869	8,804	-0.7
- Windsor	834	1,003	20.3	963	1,147	19.1
- Barrie	540	517	-4.3	652	635	-2.6
- Belleville	146	133	-8.9	173	153	-11.6
- Brantford	265	251	-5.3	308	280	-9.1
- Cornwall	79	116	46.8	79	147	86.1
- Guelph	195	247	26.7	226	273	20.8
- Kingston	403	365	-9.4	492	421	-14.4
- North Bay	93	83	-10.8	102	93	-8.8
- Peterborough	199	192	-3.5	227	210	-7.5
- Sarnia	116	140	20.7	145	161	11.0
- SS Marie	71	74	4.2	96	83	-13.5
Condo						
- Canada	19,163	23,977	25.1	21,719	26,486	21.9
- Ontario	2,181	2,374	8.8	2,322	2,603	12.1
- Hamilton	194	236	21.6	194	283	45.9
- Kitchener	165	108	-34.5	165	108	-34.5
- London	170	257	51.2	180	279	55.0
- Oshawa	0	28	-	0	28	-
- Ottawa	145	68	-53.1	145	120	-17.2
- St. Catharines/Niagara	40	108	170.0	78	154	97.4
- Sudbury	32	0	-	32	0	-
- Thunder Bay	0	31	-	0	31	-
- Toronto	1,049	1,390	32.5	1,091	1,452	33.1
- Windsor	0	35	-	3	35	1066.7
- Barrie	42	0	-	42	0	-
- Belleville	0	0	-	0	0	-
- Brantford	8	16	100.0	8	16	100.0
- Cornwall	0	0	-	0	0	-
- Guelph	149	66	-55.7	149	66	-55.7
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	11	-	0	11	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

		Jan-Sep.93	Jan-Sep.94	% Chg.	Jan-Oct.93	Jan-Oct.94	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Co-op	- Canada	3,283	1,148	-65.0	3,538	1,543	-56.4
	- Ontario	2,592	1,082	-58.3	2,781	1,461	-47.5
	- Hamilton	190	119	-37.4	190	119	-37.4
	- Kitchener	0	0	-	0	0	-
	- London	0	140	-	0	140	-
	- Oshawa	202	0	-	202	0	-
	- Ottawa	0	172	-	0	264	-
	- St.Catharines/Niagara	221	60	-72.9	278	60	-78.4
	- Sudbury	161	30	-81.4	161	90	-44.1
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	1,673	521	-68.9	1,805	748	-58.6
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	50	0	-	50	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	65,683	65,532	-0.2	66,236	63,664	-3.9
	- Ontario	21,371	23,713	11.0	21,719	22,713	4.6
	- Quebec	7,171	6,531	-8.9	7,637	6,187	-19.0
	- B.C.	24,757	24,379	-1.5	24,555	23,804	-3.1
	- Prairies	8,670	7,303	-15.8	8,526	7,518	-11.8
	- Atl.Prov.	3,714	3,606	-2.9	3,799	3,442	-9.4
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	8,045	10,501	30.5	7,979	10,220	28.1
Semi	- Ontario	862	1,259	46.1	854	1,237	44.8
Row	- Ontario	3,561	3,793	6.5	3,677	3,628	-1.3
Apartments	- Ontario	8,903	8,160	-8.3	9,209	7,628	-17.2
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	4,697	5,038	7.3	3,913	3,616	-7.6
	- Toronto	1,346	2,453	82.2	1,285	1,463	13.9
	- Ottawa	475	360	-24.2	320	275	-14.1
Single	- Ontario	2,662	2,826	6.2	2,303	2,346	1.9
	- Toronto	734	1,379	87.9	611	891	45.8
	- Ottawa	169	112	-33.7	134	125	-6.7
Doubles	- Ontario	335	430	28.4	291	261	-10.3
	- Toronto	94	216	129.8	110	36	-67.3
	- Ottawa	4	18	350.0	21	10	-52.4
Row	- Ontario	864	828	-4.2	609	695	14.1
	- Toronto	332	277	-16.6	154	381	147.4
	- Ottawa	183	141	-23.0	141	121	-14.2
Apartments	- Ontario	676	853	26.2	626	205	-67.3
	- Toronto	134	542	304.5	379	142	-62.5
	- Ottawa	113	84	-25.7	20	10	-50.0
Cottages	- Ontario	58	31	-46.6	27	27	0.0
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	102	70	-31.4	57	82	43.9
	- Toronto	52	39	-25.0	31	13	-58.1
	- Ottawa	6	5	-16.7	4	9	125.0
INTEREST RATES							
1 Yr Mortgage	- Canada	6.50	8.00	23.1	6.50	8.00	23.1
5 Yr Mortgage	- Canada	8.75	9.90	13.1	8.75	9.90	13.1
Prime Rate	- Canada	5.75	7.00	21.7	5.75	7.00	21.7
Bank Rate	- Canada	4.90	5.54	13.1	4.63	5.62	21.4
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.49	0.49	0.0	0.47	0.48	2.1
	- Ontario	0.60	0.50	-16.7	0.56	0.51	-8.9

		Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	130.7	130.9	0.2	130.9	130.7	-0.2
	- Ontario	131.6	131.5	-0.1	131.8	131.3	-0.4
	- Toronto	132.2	132.1	-0.1	132.4	131.8	-0.5
	- Ottawa	130.8	131.2	0.3	130.9	131.4	0.4
	- Thunder Bay	129.9	130.3	0.3	129.8	130.0	0.2
Housing	- Canada	128.4	128.9	0.4	128.7	128.9	0.2
	- Ontario	130.9	131.3	0.3	131.3	131.2	-0.1
	- Toronto	131.5	131.7	0.2	131.8	131.5	-0.2
	- Ottawa	128.3	129.1	0.6	128.9	129.7	0.6
	- Thunder Bay	127.3	128.2	0.7	127.7	128.1	0.3
Shelter	- Canada	131.9	132.7	0.6	132.4	132.8	0.3
	- Ontario	134.9	135.5	0.4	135.6	135.7	0.1
	- Toronto	135.0	135.6	0.4	135.5	135.6	0.1
	- Ottawa	132.0	133.4	1.1	132.9	133.6	0.5
	- Thunder Bay	132.1	133.6	1.1	132.8	133.2	0.3
Owned Accom.	- Canada	133.5	133.0	-0.4	134.6	133.4	-0.9
	- Ontario	137.4	136.2	-0.9	138.5	136.6	-1.4
	- Toronto	138.2	137.0	-0.9	139.3	137.1	-1.6
	- Ottawa	130.4	130.9	0.4	132.2	131.4	-0.6
	- Thunder Bay	132.2	133.2	0.8	133.9	132.7	-0.9
Rented Accom.	- Canada	128.3	130.3	1.6	128.6	130.4	1.4
	- Ontario	132.4	134.8	1.8	132.7	135.0	1.7
	- Toronto	132.1	134.6	1.9	132.4	134.8	1.8
	- Ottawa	134.0	136.6	1.9	134.4	136.8	1.8
	- Thunder Bay	126.5	128.4	1.5	126.8	128.6	1.4
Rent	- Canada	128.9	131.0	1.6	129.1	131.1	1.5
	- Ontario	132.8	135.4	2.0	133.1	135.6	1.9
	- Toronto	132.6	135.2	2.0	132.7	135.4	2.0
	- Ottawa	134.4	137.2	2.1	134.9	137.3	1.8
	- Thunder Bay	126.6	128.6	1.6	126.9	128.8	1.5
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	13,984	14,174	1.4	13,942	14,140	1.4
	- Ontario	5,381	5,424	0.8	5,352	5,394	0.8
Unadjusted	- Canada	13,963	14,166	1.5	13,910	14,081	1.2
	- Ontario	5,338	5,390	1.0	5,319	5,363	0.8
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	12,421	12,746	2.6	12,391	12,726	2.7
	- Ontario	4,809	4,926	2.4	4,794	4,906	2.3
Unadjusted	- Canada	12,538	12,879	2.7	12,448	12,804	2.9
	- Ontario	4,807	4,936	2.7	4,804	4,919	2.4
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.2	10.1	-9.8	11.1	10.0	-9.9
	- Ontario	10.6	9.2	-13.2	10.4	9.0	-13.5
Unadjusted	- Canada	10.2	9.1	-10.8	10.2	9.1	-10.8
	- Ontario	9.9	8.4	-15.2	9.7	8.3	-14.4
	- Quebec	11.6	11.0	-5.2	12.4	11.1	-10.5
	- B.C.	8.5	8.0	-5.9	8.4	8.1	-3.6

	Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	8.8	7.0	-20.5	8.5	7.1	-16.5
- Manitoba	8.4	8.1	-3.6	8.2	7.6	-7.3
- Saskatchewan	6.8	5.6	-17.6	6.2	6.1	-1.6
- New Brunswick	11.9	10.8	-9.2	11.7	11.0	-6.0
- Newfoundland	17.6	18.6	5.7	18.4	18.4	0.0
- Nova Scotia	13.6	11.4	-16.2	13.8	11.4	-17.4
- P.E.I.	14.6	14.1	-3.4	16.4	13.2	-19.5
- Hamilton	11.6	8.2	-29.3	10.8	7.4	-31.5
- Kitchener	8.6	6.6	-23.3	8.5	5.7	-32.9
- London	9.0	6.4	-28.9	8.9	5.6	-37.1
- Oshawa	12.1	9.1	-24.8	12.3	8.7	-29.3
- Ottawa-Hull	9.3	8.1	-12.9	8.7	7.9	6.9
- St.Catharines/Niagara	15.3	9.5	-37.9	14.3	9.3	-35.7
- Sudbury	9.6	10.3	7.3	9.0	9.2	1.1
- Thunder Bay	10.8	10.2	-5.6	10.5	9.1	-2.9
- Toronto	11.6	10.6	-8.6	11.0	10.2	-34.5
- Windsor	11.0	8.3	-24.5	10.1	7.2	-
TOTAL EMPLOYMENT (000s)						
- Hamilton	292.9	309.3	5.6	291.9	308.4	5.7
- Kitchener	197.1	207.5	5.3	194.4	207.4	6.7
- London	175.8	185.6	5.6	172.6	183.7	6.4
- Oshawa	117.1	123.4	5.4	115.2	122.3	6.2
- Ottawa-Hull	441.6	460.3	4.2	442.8	455.7	2.9
- St.Catharines/Niagara	140.6	147.9	5.2	139.2	147.0	5.6
- Sudbury	71.8	71.4	-0.6	70.8	72.8	2.8
- Thunder Bay	60.0	61.7	2.8	59.5	62.0	4.2
- Toronto	1,799.9	1793.2	-0.4	1,786.5	1,784.8	-0.1
- Windsor	120.4	123.5	2.6	120.2	125.5	4.4
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	14.0	18.4	31.4	13.9	18.5	33.1
- Kitchener	10.8	11.4	5.6	10.0	12.2	22.0
- London	10.9	12.2	11.9	9.7	11.0	13.4
- Oshawa	5.9	6.5	10.2	6.3	6.7	6.3
- Ottawa-Hull	28.6	25.8	-9.8	28.4	26.1	-8.1
- St.Catharines/Niagara	7.2	7.4	2.8	7.2	7.5	4.2
- Sudbury	4.9	5.2	6.1	4.3	4.7	9.3
- Thunder Bay	4.0	0.0	-	4.1	4.0	-2.4
- Toronto	84.8	94.3	11.2	87.4	93.0	6.4
- Windsor	5.7	6.5	14.0	5.5	6.3	14.5
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	4.8	5.9	24.5	4.8	6.0	26.0
- Kitchener	5.5	5.5	0.3	5.1	5.9	14.4
- London	6.2	6.6	6.0	5.6	6.0	6.5
- Oshawa	5.0	5.3	4.5	5.5	5.5	0.2
- Ottawa-Hull	6.5	5.6	-13.5	6.4	5.7	-10.7
- St.Catharines/Niagara	5.1	5.0	-2.3	5.2	5.1	-1.4
- Sudbury	6.8	7.3	6.7	6.1	6.5	6.3
- Thunder Bay	6.7	0.0	-	-	6.5	-
- Toronto	4.7	5.3	11.6	4.9	5.2	6.5
- Windsor	4.7	5.3	11.2	4.6	5.0	9.7

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	128.5	127.4	-0.9	128.1	127.4	-0.5
- Kitchener/Waterloo	127.0	123.0	-3.1	126.6	123.1	-2.8
- London	146.5	146.5	0.0	146.2	146.0	-0.1
- Ottawa/Hull	122.6	123.3	0.6	122.8	122.8	0.0
- St.Catharines/Niagara	125.1	120.7	-3.5	124.6	121.4	-2.6
- Toronto	137.7	137.8	0.1	136.7	137.9	0.9
- Windsor	127.1	127.0	-0.1	126.4	127.0	0.5
- Sudbury/Thunder Bay	136.7	137.7	0.7	136.7	137.7	0.7
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	128.2	126.4	-1.4	127.7	126.5	-0.9
- Kitchener/Waterloo	120.0	116.5	-2.9	119.7	116.7	-2.5
- London	144.8	145.2	0.3	144.8	144.6	-0.1
- Ottawa/Hull	118.1	119.3	1.0	118.3	118.6	0.3
- St.Catharines/Niagara	122.4	117.6	-3.9	121.8	118.6	-2.6
- Toronto	121.7	121.9	0.2	120.5	122.1	1.3
- Windsor	122.2	121.9	-0.2	121.3	121.9	0.5
- Sudbury/Thunder Bay	136.4	137.1	0.5	136.4	137.1	0.5
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.2	128.4	-0.6	129.2	128.4	-0.6
- Kitchener/Waterloo	152.1	147.5	-3.0	152.1	147.5	-3.0
- London	165.5	164.2	-0.8	164.2	164.2	0.0
- Ottawa/Hull	142.9	142.1	-0.6	143.3	142.1	-0.8
- St.Catharines/Niagara	129.2	126.3	-2.2	129.2	126.3	-2.2
- Toronto	183.1	182.8	-0.2	182.9	182.8	-0.1
- Windsor	148.4	149.1	0.5	148.4	149.1	0.5
- Sudbury/Thunder Bay	139.4	141.9	1.8	139.4	141.9	1.8
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$150,856	\$157,784	4.6	\$152,058	\$159,029	4.6
- Ontario	\$154,601	\$157,218	1.7	\$158,138	\$161,023	1.8
- Hamilton	\$142,493	\$142,216	-0.2	\$148,196	\$145,275	-2.0
- Kitchener & Waterloo	\$129,759	\$130,238	0.4	\$137,455	\$138,082	0.5
- London & St.Thomas	\$131,519	\$133,489	1.5	\$135,420	\$129,922	-4.1
- Oshawa & District	\$132,938	\$137,527	3.5	\$131,581	\$138,570	5.3
- Ottawa & Carlton	N/A	\$144,382	-	N/A	\$149,968	-
- St.Catharines & District	\$123,645	\$122,424	-1.0	\$124,190	\$121,678	-2.0
- Sudbury	\$114,238	\$109,280	-4.3	\$108,358	\$106,916	-1.3
- Thunder Bay	\$111,793	\$118,900	6.4	\$115,745	\$105,192	-9.1
- Toronto	\$202,205	\$209,267	3.5	\$201,464	\$211,660	5.1
- Windsor & Essex	\$108,985	\$111,586	2.4	\$110,464	\$116,415	5.4

HOUSE SALES & NEW LISTINGS

	Sept.93	Sept.94	% Chg.	Oct.93	Oct.94	% Chg.
MLS RESIDENTIAL RESALES						
- Canada	24,932	21,768	-12.7	22,535	21,082	-6.4
- Ontario	9,922	9,468	-4.6	9,368	9,027	-3.6
- Hamilton	707	584	-17.4	798	558	-30.1
- Kitchener & Waterloo	287	249	-13.2	255	261	2.4
- London & St. Thomas	490	366	-25.3	430	404	-6.0
- Oshawa & District	377	319	-15.4	386	305	-21.0
- Ottawa & Carlton	N/A	375	-	N/A	282	-
- St. Catharines & District	206	227	10.2	184	158	-14.1
- Sudbury	219	130	-40.6	139	125	-10.1
- Thunder Bay	129	132	2.3	127	110	-13.4
- Toronto	3,391	3,083	-9.1	3,422	3,151	-7.9
- Windsor & Essex	398	366	-8.0	357	351	-1.7
MLS NEW RESIDENTIAL LISTINGS						
- Canada	60,672	62,512	3.0	52,740	55,646	5.5
- Ontario	23,508	25,737	9.5	20,065	22,300	11.1
- Hamilton	2,243	1,969	-12.2	2,234	2,072	-7.3
- Kitchener & Waterloo	634	635	0.2	559	511	-8.6
- London & St. Thomas	1,213	1,408	16.1	1,140	1,226	7.5
- Oshawa & District	835	733	-12.2	634	653	3.0
- Ottawa & Carlton	N/A	1,848	-	N/A	1,520	-
- St. Catharines & District	643	669	4.0	508	571	12.4
- Sudbury	460	428	-7.0	364	449	23.4
- Thunder Bay	228	250	9.6	179	216	20.7
- Toronto	7,215	7,564	4.8	6,182	6,203	0.3
- Windsor & Essex	908	897	-1.2	753	772	2.5

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY**

	2nd/Q.93	2nd/Q.94	% Chg.	3rd/Q.93	3rd/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	153,500	166,700	8.6	159,500	153,200	-3.9
- Ontario	41,200	48,700	18.2	43,500	48,600	11.7
- Quebec	37,600	44,400	18.1	37,400	31,700	-15.2
- B.C.	40,800	37,200	-8.8	44,500	38,500	-13.5
- Prairies	22,400	23,600	5.4	22,400	23,500	4.9
- Atlantic Provinces	11,500	12,800	11.3	11,700	10,900	-6.8
TOTAL HOUSING STARTS						
- Canada	46,815	51,387	9.8	46,961	43,904	-6.5
- Ontario	12,097	14,165	17.1	13,422	14,997	11.7
- Quebec	12,908	15,795	22.4	8,873	7,753	-
- B.C.	11,984	10,731	-10.5	12,201	10,427	-36.5
- Prairies	6,474	6,910	6.7	8,458	6,731	23.3
- Atlantic Provinces	3,352	3,786	12.9	4,007	3,996	68.0
TOTAL STARTS BY STRUCTURE						
Single - Ontario	7,711	9,632	-84.6	8,061	9,928	23.2
Multi/Duplex - Ontario	638	1,190	-	740	1,017	37.4
Apartment - Ontario	1,847	1,988	7.6	2,281	2,340	2.6
Other - Ontario	1,901	1,355	-28.7	2,340	1,712	-26.8
TOTAL HOUSING COMPLETIONS						
- Canada	36,602	37,154	1.5	52,563	53,463	1.7
- Ontario	9,499	9,325	-1.8	17,070	15,072	-11.7
- Quebec	9,220	9,661	4.8	14,171	16,333	15.3
- B.C.	10,959	10,585	-3.4	12,277	11,134	-9.3
- Prairies	5,157	5,528	7.2	5,890	7,368	25.1
- Atlantic Provinces	1,767	2,055	16.3	3,155	3,556	12.7
TOTAL COMPLETIONS BY STRUCTURE						
Single - Ontario	5,258	5,760	9.5	8,281	9,275	12.0
Multi/Duplex - Ontario	507	566	11.6	696	1,120	60.9
Apartment - Ontario	1,395	1,353	-3.0	2,268	2,124	-6.3
Other - Ontario	2,339	1,646	-29.6	5,825	2,553	-56.2
HOUSING UNDER CONSTRUCTION						
- Canada	89,497	89,143	-0.4	81,856	79,492	-2.9
- Ontario	28,742	26,430	-8.0	25,197	26,363	4.6
- Quebec	14,494	16,846	16.2	9,120	8,188	-10.2
- B.C.	29,601	29,071	-1.8	29,532	28,381	-3.9
- Prairies	10,027	10,234	2.1	10,533	9,555	-9.3
- Atlantic Provinces	6,633	6,562	-1.1	7,474	7,005	-6.3
HOUSING UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,317	12,225	8.0	11,106	12,868	15.9
Multi/Duplex - Ontario	933	1,446	55.0	988	1,337	35.3
Apartment - Ontario	3,836	3,720	-3.0	3,844	3,963	3.1
Other - Ontario	12,656	9,039	-28.6	9,259	8,195	-11.5

**CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP
QUARTERLY**

	2nd/Q.93	2nd/Q.94	% Chg.	3rd/Q.93	3rd/Q.94	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	116.9	119.4	2.1	117.6	120.1	2.1
- Toronto	120.0	123.0	2.5	120.4	123.8	2.8
- Ottawa/Hull	125.5	128.3	2.2	126.3	128.9	2.1
- Montreal	111.0	112.8	1.6	111.7	113.3	1.4
- Vancouver	121.7	124.3	2.1	122.5	125.1	2.1
RESALE HOUSE PRICES						
- Canada	\$154,586	\$158,156	2.3	\$151,431	\$155,351	2.6
- Ontario	\$158,567	\$164,089	3.5	\$155,665	\$158,379	1.7
- Hamilton	\$144,776	\$149,993	3.6	\$145,892	\$140,025	-4.0
- Kitchener & Waterloo	\$139,347	\$142,804	2.5	\$136,899	\$140,087	2.3
- London & St. Thomas	\$135,691	\$135,684	-0.0	\$135,893	\$145,166	6.8
- Oshawa & District	\$139,157	\$143,927	3.4	\$135,398	\$137,004	1.2
- Ottawa & Carleton	\$146,360	\$147,638	0.9	\$147,047	\$147,682	0.4
- St.Catharines & District	\$126,238	\$124,415	-1.4	\$122,809	\$126,457	3.0
- Sudbury	\$117,322	\$114,242	-2.6	\$113,855	\$115,031	1.0
- Thunder Bay	\$117,644	\$116,735	-0.8	\$113,233	\$115,415	1.9
- Toronto	\$210,861	\$213,495	1.2	\$204,268	\$210,825	3.2
- Windsor & Essex	\$110,731	\$118,634	7.1	\$110,034	\$114,488	4.0
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions) *						
- Canada	\$710,324	\$740,848	4.3	\$713,524	\$753,324	5.6
- Ontario	\$281,999	\$295,412	4.8	\$283,302	N/A	-
at Constant 1986 Prices (\$ Millions) *						
- Canada	\$569,864	\$592,456	4.0	\$571,684	\$599,232	4.8
- Ontario	\$222,965	\$233,207	4.6	\$283,670	N/A	-

* Revised Figures

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION ALL AREAS - ANNUAL

	1991	% Chg.	1992	% Chg.	1993	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	179,600	22.2	168,500	-6.2	129,988	-22.9
- Ontario	59,500	32.2	52,500	-11.8	38,847	-26.0
- Quebec	50,500	9.8	33,100	-34.5	27,876	-15.8
- B.C.	41,300	58.8	44,400	7.5	38,173	-14.0
- Prairies	17,500	9.4	26,700	52.6	18,200	-31.8
- Atlantic Provinces	10,800	-22.9	11,800	9.3	6,892	-41.6
TOTAL HOUSING STARTS						
- Canada	156,197	-14.0	168,271	7.7	155,443	-7.6
- Ontario	52,794	-15.7	55,772	5.6	45,140	-19.1
- Quebec	44,654	-7.1	38,228	-14.4	34,015	-11.0
- B.C.	31,875	-13.2	40,621	27.4	42,807	5.4
- Prairies	15,440	-29.6	22,752	47.4	22,456	-1.3
- Atlantic Provinces	11,434	-6.7	10,898	-4.7	11,025	1.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	26,290	-18.9	27,868	6.0	26,240	-5.8
Semi/Duplex - Ontario	1,730	-26.0	2,611	50.9	2,537	-2.8
Row - Ontario	9,472	11.9	9,246	-2.4	7,448	-19.4
Apartment - Ontario	15,302	-21.2	16,047	4.9	8,915	-44.4
TOTAL HOUSING COMPLETIONS						
- Canada	160,014	-22.4	173,245	8.3	161,794	-6.6
- Ontario	59,622	-26.0	63,134	5.9	51,130	-19.0
- Quebec	42,720	-18.8	42,323	-0.9	34,859	-17.6
- B.C.	29,578	-21.5	36,050	21.9	42,047	16.6
- Prairies	16,390	-29.0	20,051	22.3	22,451	12.0
- Atlantic Provinces	11,704	-4.4	11,687	-0.1	11,307	-3.3
COMPLETIONS BY STRUCTURE						
Single - Ontario	27,499	-36.2	30,193	9.8	27,470	-9.0
Semi/Duplex - Ontario	1,986	-20.5	2,365	19.1	2,544	7.6
Row - Ontario	7,447	-14.6	11,590	55.6	7,345	-36.6
Apartment - Ontario	22,690	-13.4	18,986	-16.3	13,771	-27.5
UNITS UNDER CONSTRUCTION						
- Canada	95,035	-5.6	87,518	-7.9	79,761	-8.9
- Ontario	40,599	-15.1	31,653	-22.0	25,047	-20.9
- Quebec	15,662	6.4	11,033	-29.6	9,811	-11.1
- B.C.	23,658	9.3	28,149	19.0	28,948	2.8
- Prairies	7,035	-13.1	9,543	35.7	9,307	-2.5
- Atlantic Provinces	8,081	-3.8	7,140	-11.6	6,648	-6.9
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	14,225	-8.8	11,592	-18.5	10,243	-11.6
Semi/Duplex - Ontario	650	-28.6	914	40.6	1,002	9.6
Row - Ontario	6,635	42.7	3,623	-45.4	3,655	0.9
Apartment - Ontario	19,089	-28.4	15,524	-18.7	10,147	-34.6

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

		1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS							
Total	- Ontario	2,845	-29.9	2,747	-3.4	2,484	-9.6
	- Hamilton	51	-62.5	72	41.2	97	34.7
	- Kitchener	43	-41.1	57	32.6	40	-29.8
	- London	57	-68.3	106	86.0	34	-67.9
	- Oshawa	33	-50.0	16	-51.5	36	125.0
	- Ottawa	464	41.5	323	-30.4	174	-46.1
	- St. Catharines/Niagara	83	-22.4	82	-1.2	78	-4.9
	- Sudbury	21	425.0	56	166.7	53	-5.4
	- Thunder Bay	95	-36.7	73	-23.2	53	-27.4
	- Toronto	824	-49.1	815	-1.1	886	8.7
	- Windsor	120	33.3	97	-19.2	74	-23.7
Single	- Ontario	2,157	-34.8	2,352	9.0	2,070	-12.0
	- Toronto	727	-46.3	791	8.8	733	-7.3
Double	- Ontario	114	29.5	68	-40.4	51	-25.0
	- Toronto	5	-61.5	4	-20.0	4	0.0
Row	- Ontario	23	-84.7	46	100.0	26	-43.5
	- Toronto	7	-93.2	9	28.6	10	11.1
Apartment	- Ontario	551	7.4	281	-49.0	337	19.9
	- Toronto	85	-43.7	11	-87.1	139	1163.6
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto							
-APARTMENTS & CONDOMINIUMS							
	Under 2 storeys (no garage)	\$48.37	-6.80	\$43.14	-10.81	\$43.14	0.00
	2-10 storeys (underground garage)	\$61.67	-6.80	\$55.00	-10.82	\$55.00	0.00
	Over 10 storeys (underground garage)	\$60.46	-6.80	\$53.92	-10.82	\$53.92	0.00
-TOWNHOUSE							
	(with single car garage)	\$52.60	-6.80	\$46.91	-10.82	\$46.91	0.00
-DETACHED RESIDENCES							
SINGLE STOREY BRICK							
	Speculative NHA (no garage)	\$63.81	-4.10	\$55.94	-12.33	\$54.94	-1.79
	Superior quality (with garage)	\$75.65	-4.07	\$66.29	-12.37	\$65.11	-1.78
	Luxury (with garage)	\$101.98	-4.10	\$89.40	-12.34	\$87.80	-1.79
	and up			and up		and up	
TWO STOREY BRICK							
	Speculative NHA (no garage)	\$60.13	-4.11	\$52.71	-12.34	\$51.77	-1.78
	Superior quality (with garage)	\$69.90	-4.10	\$61.27	-12.35	\$60.17	-1.80
	Luxury (with garage)	\$97.51	-4.10	\$85.48	-12.34	\$83.95	-1.79
	and up			and up		and up	
SPLIT LEVEL BRICK							
	Speculative NHA (no garage)	\$65.82	-4.09	\$57.70	-12.34	\$56.66	-1.80
	Superior quality (with garage)	\$77.63	-4.10	\$68.05	-12.34	\$66.83	-1.79
	Luxury (with garage)	\$103.99	-4.09	\$91.15	-12.35	\$89.52	-1.79
	and up			and up		and up	

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$520.44	-6.80	\$464.18	-10.81	\$464.18	0.00
2-10 storeys (underground garage)	\$663.56	-6.80	\$591.83	-10.81	\$591.83	0.00
Over 10 storeys (underground garage)	\$650.55	-6.80	\$580.22	-10.81	\$580.22	0.00
TOWNHOUSE						
(with single car garage)	\$565.98	-6.80	\$504.79	-10.81	\$504.79	0.00
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$686.88	-4.10	\$601.89	-12.37	\$591.12	-1.79
Superior quality (with garage)	\$814.04	-4.10	\$713.32	-12.37	\$700.55	-1.79
Luxury (with garage)	\$1,097.92	-4.08	\$961.90	-12.39	\$944.69	-1.79
	and up		and up		and up	
TWO STOREY BRICK						
Speculative NHA (no garage)	\$674.26	-0.10	\$567.20	-15.88	\$557.05	-1.79
Superior quality (with garage)	\$752.37	-4.10	\$659.28	-12.37	\$647.48	-1.79
Luxury (with garage)	\$1,094.62	0.01	\$919.75	-15.98	\$903.29	-1.79
	and up		and up		and up	
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$708.46	-4.10	\$620.81	-12.37	\$609.29	-1.86
Superior quality (with garage)	\$835.62	-4.10	\$732.24	-12.37	\$719.13	-1.79
Luxury (with garage)	\$1,119.30	-4.10	\$980.82	-12.37	\$963.26	-1.79
	and up		and up		and up	
HOUSING STOCK (OCCUPIED & VACANT)						
total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
owned	437,737	1.5	447,731	2.3	454,414	1.5
rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

**REPAIRS & RENOVATIONS
ANNUAL**

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

**GDP & CPI
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$674,766	0.7	\$688,391	2.0	\$711,658	3.4
- Ontario	\$272,245	-0.4	\$277,454	1.9	\$283,077	2.0
at Constant 1986 Prices (\$ Millions)						
- Canada	\$554,735	-1.7	\$558,165	0.6	\$570,541	2.2
- Ontario	\$218,619	-2.9	\$221,361	1.3	\$223,544	1.0
CONSUMER PRICE INDEX						
All Items						
- Canada	126.2	5.6	128.1	1.5	130.4	1.8
- Ontario	127.6	4.6	129.0	1.1	131.2	1.7
- Toronto	128.6	4.2	129.7	0.9	131.8	1.6
- Ottawa	125.9	5.7	127.6	1.4	130.5	2.3
- Thunder Bay	124.6	5.8	127.0	1.9	129.5	2.0
Housing						
- Canada	124.7	4.4	126.4	1.4	128.0	1.3
- Ontario	127.9	3.5	129.3	1.1	130.6	1.0
- Toronto	129.0	2.0	130.0	0.8	131.1	0.8
- Ottawa	124.0	4.8	126.3	1.9	128.1	1.4
- Thunder Bay	121.5	5.9	125.0	2.9	127.0	1.6
Rent						
- Canada	127.7	4.6	129.9	1.7	131.7	1.4
- Ontario	131.8	3.7	133.6	1.4	134.8	0.9
- Toronto	132.7	1.7	133.9	0.9	134.9	0.7
- Ottawa	127.0	5.5	129.8	2.2	131.9	1.6
- Thunder Bay	124.8	7.6	129.2	3.5	132.1	2.2
Owned Accom.						
- Canada	133.0	3.5	133.7	0.5	134.0	0.2
- Ontario	139.7	2.0	139.2	-0.4	137.9	-0.9
- Toronto	141.5	0.6	140.3	-0.8	138.9	-1.0
- Ottawa	130.7	5.5	131.6	0.7	131.1	-0.4
- Thunder Bay	128.3	7.7	131.0	2.1	132.8	1.4
Rented Accom.						
- Canada	121.8	3.5	125.1	2.7	127.8	2.2
- Ontario	124.7	3.4	128.3	2.9	131.7	2.7
- Toronto	125.2	3.2	128.4	2.6	131.4	2.3
- Ottawa	124.0	4.2	128.9	4.0	133.2	3.3
- Thunder Bay	118.4	3.1	122.8	3.7	126.1	2.7
Consumer Services						
- Canada	122.2	3.4	125.6	2.8	128.3	2.1
- Ontario	125.0	3.4	128.8	3.0	132.2	2.6
- Toronto	125.5	3.1	128.8	2.6	131.9	2.4
- Ottawa	124.3	4.1	129.2	3.9	133.7	3.5
- Thunder Bay	118.5	3.1	122.9	3.7	126.2	2.7

Revised figures.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

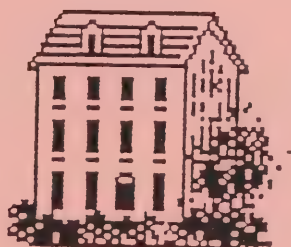
Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

CA20N
Ho 400
-H57

ISSN 1192-0955

HOUSING STATISTICS

November-December 1994
and Year-End 1994



INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Municipalities	14
MLS RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987 - 1994: Annual Data, 4th Quarter 1994
or December 1994 (where applicable)

ALL AREAS

ALL STARTS	1987	1988	1989	1990	1991	1992	1993	1994
Ontario	245,986	222,562	215,382	181,630	156,197	168,271	155,443	154,057
Quebec	105,213	99,924	93,337	62,649	52,794	55,772	45,140	46,645
Atlantic, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	18,443
SEASONALLY ADJUSTED STARTS	4Q/87	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94
Ontario	233,000	231,000	220,000	147,000	167,600	164,600	162,400	138,800
Quebec	92,000	106,000	89,000	45,000	59,500	51,000	53,800	46,400
Atlantic, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,500	14,000
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1994
Ontario	217,976	216,532	217,371	206,163	160,014	173,245	161,794	162,085
Quebec	88,609	88,727	99,817	80,562	59,622	63,134	51,130	49,106
Atlantic, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	17,375
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Ontario	127,747	131,452	127,563	100,672	95,035	87,518	79,761	71,562
Quebec	64,458	74,465	66,695	47,808	40,599	31,653	25,047	22,444
Atlantic, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,143
UNITS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	30,036
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	3,421
Rowing	10,355	9,902	8,950	8,462	9,472	9,246	7,448	7,226
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	5,962
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	46,645
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	28,876
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	3,216
Rowing	8,004	10,168	10,182	8,725	7,447	11,590	7,345	7,542
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	9,472
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	49,106
UNITS UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	11,306
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	1,172
Rowing	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,264
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	6,702
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	22,444

H) BUILDING PERMITS	1987	1988	1989	1990	1991	1992	1993	1994
Canada	248,693	234,132	221,037	174,937	166,261	169,047	158,476	156,931
Ontario	108,367	107,370	94,801	61,575	60,089	54,272	45,480	49,395
Toronto,CMA	45,015	42,382	32,725	16,441	21,746	19,607	15,251	19,739
I) MLS RESIDENTIAL HOUSE PRICE	1987	1988	1989	1990	1991	1992	1993	1994
Canada	\$111,361	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094
Ontario	\$135,656	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263
Toronto Area	\$189,105	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922
J) MLS RESIDENTIAL SALES	1987	1988	1989	1990	1991	1992	1993	1994
Canada	279,983	319,480	322,733	250,028	300,952	326,850	302,427	301,028
Ontario	134,370	160,578	142,911	102,792	126,164	131,381	121,071	129,957
Toronto Area	43,475	49,381	38,960	26,778	38,144	41,703	38,990	44,237
K) CONSUMER PRICE INDEX (1986=100)	1987	1988	1989	1990	1991	1992	1993	1994
Canada -All Items	104.4	108.6	114.0	119.5	126.2	128.1	130.4	130.7
-Housing	104.0	108.6	114.3	119.5	124.7	126.4	128.0	128.5
Ontario -All Items	105.1	110.0	116.4	122.0	127.6	129.0	131.2	131.5
-Housing	105.7	111.2	118.4	123.6	127.9	129.3	130.6	130.8
Toronto -All Items	105.6	110.9	117.9	123.4	128.6	129.7	131.8	132.0
-Housing	106.9	113.3	121.7	126.5	129.0	130.0	131.1	131.1
L) SELECTED LENDING RATES	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
1 Year Mortgage Rate	10.25	12.00	12.75	12.50	8.50	7.70	6.25	9.50
5 Year Mortgage Rate	11.75	12.25	12.00	12.50	9.90	9.50	7.75	10.50
Prime Lending Rate	9.75	12.75	13.50	12.75	8.00	7.25	5.50	8.00
Bank of Canada Rate	8.66	11.17	12.47	11.78	7.67	7.36	4.11	7.40
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	2.0
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	2.0
Toronto,CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	1.0
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	1.0
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	2.0
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	2.0
Toronto,CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	1.0
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	1.0

RAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	\$518
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	\$641
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	\$783
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	\$934

RAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	\$517
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	\$642
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	\$785
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	\$937

C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

CES:A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1987 - 1994: Annual Data, or December 1994 (where applicable)

Centres with 10,000 Population and Over

A) TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1994
Canada	215,340	189,635	183,323	150,620	130,094	140,126	129,988	127,346
Ontario	93,900	86,944	81,026	53,341	46,123	48,693	38,847	41,560
Toronto,CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	18,443
B) TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1994
Canada	188,839	187,305	185,613	175,079	135,159	146,274	132,749	134,076
Ontario	78,050	78,416	86,856	69,367	53,802	55,416	44,333	43,441
Toronto,CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	17,375
C) UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Canada	112,925	113,427	109,935	83,813	77,716	69,747	65,953	59,204
Ontario	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,178
Toronto,CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,143
D) STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	55,022	46,843	43,841	24,076	21,224	22,571	21,121	25,422
Semi-detached	2,465	2,189	1,940	2,102	1,621	2,535	2,358	3,289
Row	9,826	9,076	8,412	8,255	9,287	8,707	7,033	6,984
Apartment	26,587	28,836	26,833	18,908	13,991	14,880	8,335	5,865
Total	93,900	86,944	81,026	53,341	46,123	48,693	38,847	41,560
E) COMPLETIONS BY STRUCTURE-ONT.	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	52,456	48,773	45,204	33,311	22,380	24,764	22,241	23,946
Semi-detached	2,468	2,329	2,064	2,149	1,814	2,291	2,415	3,103
Row	7,354	9,801	9,477	8,391	7,315	11,103	6,971	7,237
Apartment	15,772	17,513	30,111	25,516	22,293	17,258	12,706	9,155
Total	78,050	78,416	86,856	69,367	53,802	55,416	44,333	43,441
F) UNDER CONSTRUCTION-ONT.	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Single-detached	25,235	23,114	21,946	12,589	11,346	9,021	7,799	9,236
Semi-detached	1,154	1,004	885	843	637	903	930	1,114
Row	6,316	5,703	4,524	4,419	6,362	3,411	3,486	3,159
Apartment	27,158	37,717	33,437	26,099	17,743	14,801	9,912	6,669
Total	59,863	67,538	60,792	43,950	36,088	28,136	22,127	20,178
G) RENTAL STARTS *	1987	1988	1989	1990	1991	1992	1993	1994
Canada	49,995	36,214	32,364	32,201	30,495	27,197	18,193	11,698
Ontario	15,078	12,830	11,436	12,158	14,519	13,798	7,974	4,148
Toronto,CMA	4,043	4,267	3,758	3,799	4,903	6,859	3,636	2,143
H) RENTAL COMPLETIONS *	1987	1988	1989	1990	1991	1992	1993	1994
Canada	42,378	39,790	37,279	35,389	30,172	30,497	22,073	18,137
Ontario	11,500	12,807	13,064	14,157	13,064	15,073	10,972	7,951
Toronto,CMA	1,879	3,353	4,512	4,349	5,276	5,157	6,255	3,375

STARTS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	1994
Rental	15,078	12,830	11,436	12,158	14,519	13,798	7,974	4,148
Homeownership	59,132	51,568	47,472	28,104	24,813	27,917	26,332	32,516
Condominiums	17,776	20,833	20,213	11,435	4,240	2,798	3,287	3,866
CO-OP	1,723	1,623	1,170	1,212	2,531	4,151	1,253	1,026
Not defined	191	90	735	432	20	29	1	4
TOTAL	93,900	86,944	81,026	53,341	46,123	48,693	38,847	41,560
COMPLETIONS BY INTENDED MARKET-ONT.	1987	1988	1989	1990	1991	1992	1993	1994
Rental	11,500	12,807	13,064	14,157	13,064	15,073	10,972	7,951
Homeownership	56,314	53,446	49,391	37,265	25,984	29,756	27,341	30,542
Condominiums	9,369	10,455	22,018	16,647	13,219	6,496	3,005	3,171
CO-OP	867	1,708	2,383	1,298	1,535	4,091	3,015	1,777
TOTAL	78,050	78,416	86,856	69,367	53,802	55,416	44,333	43,441
DEMOLITION DATA BY TYPE ONTARIO (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	2,676	3,325	3,223	3,309	2,157	2,352	2,070	N/A
Double	74	107	102	88	114	68	51	N/A
Row	98	51	19	150	23	46	26	N/A
Apts	550	225	257	513	551	281	337	N/A
TOTAL	3,398	3,708	3,601	4,060	2,845	2,747	2,484	N/A
TORONTO, CMA (Annual Data)	1987	1988	1989	1990	1991	1992	1993	1994
Single	954	1,516	1,243	1,353	727	791	733	N/A
Double	2	6	7	13	5	4	4	N/A
Row	0	2	2	103	7	9	10	N/A
Apts	267	56	35	151	85	11	139	N/A
TOTAL	1,223	1,580	1,287	1,620	824	815	886	N/A
SEASONALLY ADJUSTED STARTS	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Canada	192,000	186,000	190,000	115,000	141,000	143,300	138,900	106,100
Ontario	72,000	81,000	76,000	33,000	49,600	46,300	46,800	35,300

CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

		Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
SOCIALLY ASSISTED STARTS							
Total	- Ontario	1,303	78	-94.0	580	63	-89.1
Rental	- Ontario	1,072	78	-92.7	461	63	-86.3
Ownership	- Ontario	0	0	-	1	0	-
Co-op	- Ontario	231	0	-	118	0	-
SEASONALLY ADJUSTED STARTS							
Total	- Canada	137,100	121,400	-11.5	138,900	106,100	-23.6
	- Ontario	49,000	40,700	-16.9	46,800	35,300	-24.6
	- Quebec	23,100	18,900	-18.2	24,200	20,500	-15.3
	- B.C.	39,700	40,000	0.8	39,700	28,700	-27.7
	- Prairies	16,800	14,800	-11.9	19,400	15,300	-21.1
	- Atl.Prov.	8,500	7,000	-17.6	8,800	6,300	-28.4
TOTAL HOUSING STARTS							
Total	- Canada	11,668	10,330	-11.5	10,398	7,768	-25.3
	- U.S.	82,200	91,700	11.6	82,200	80,700	-1.8
	- Ontario	4,432	3,578	-19.3	2,991	2,245	-24.9
	- Quebec	2,033	1,668	-18.0	2,182	1,854	-15.0
	- B.C.	3,117	3,288	5.5	3,406	2,229	-34.6
	- Prairies	1,387	1,204	-13.2	1,286	1,031	-19.8
	- Atl.Prov.	699	592	-15.3	533	409	-23.3
	- Hamilton	359	180	-49.9	268	115	-57.1
	- Kitchener	148	168	13.5	208	64	-69.2
	- London	294	96	-67.3	140	117	-16.4
	- Oshawa	264	131	-50.4	103	112	8.7
	- Ottawa	359	323	-10.0	472	139	-70.6
	- St.Catharines/Niagara	68	134	97.1	39	88	125.6
	- Sudbury	50	36	-28.0	34	59	73.5
	- Thunder Bay	15	52	246.7	19	25	31.6
	- Toronto	2,085	1,776	-14.8	1,100	911	-17.2
	- Windsor	108	153	41.7	97	84	-13.4
ACTUAL STARTS BY STRUCTURE							
Single	- Ontario	1,846	2,141	16.0	1,649	1,574	-4.5
	- Hamilton	175	105	-40.0	177	75	-57.6
	- Kitchener	85	128	50.6	75	45	-40.0
	- London	62	61	-1.6	54	49	-9.3
	- Oshawa	111	117	5.4	79	97	22.8
	- Ottawa	142	124	-12.7	131	70	-46.6
	- St.Catharines/Niagara	51	100	96.1	25	68	172.0
	- Sudbury	39	28	-28.2	31	39	25.8
	- Thunder Bay	15	28	86.7	13	23	76.9
	- Toronto	597	981	64.3	688	710	3.2
	- Windsor	86	99	15.1	81	76	-6.2

		Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	304	278	-8.6	234	201	-14.1
	- Hamilton	10	22	120.0	6	0	-100.0
	- Kitchener	14	26	85.7	10	14	40.0
	- London	30	22	-26.7	26	32	23.1
	- Oshawa	2	14	600.0	0	0	-
	- Ottawa	10	12	20.0	10	5	-50.0
	- St.Catharines/Niagara	10	26	160.0	6	20	233.3
	- Sudbury	8	6	-25.0	2	20	900.0
	- Thunder Bay	0	0	-	2	2	0.0
	- Toronto	150	98	-34.7	112	48	-57.1
	- Windsor	12	4	-66.7	4	8	100.0
Row	- Ontario	768	599	-22.0	468	238	-49.1
	- Hamilton	114	53	-53.5	85	40	-52.9
	- Kitchener	43	14	-67.4	84	5	-94.0
	- London	82	13	-84.1	48	24	-50.0
	- Oshawa	68	0	-	24	15	-37.5
	- Ottawa	177	131	-26.0	125	60	-52.0
	- St.Catharines/Niagara	7	8	14.3	8	0	-
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	180	323	79.4	76	78	2.6
	- Windsor	0	0	-	12	0	-
Apartment	- Ontario	1,514	560	-63.0	640	232	-63.8
	- Hamilton	60	0	-	0	0	-
	- Kitchener	6	0	-	39	0	-
	- London	120	0	-	12	12	0.0
	- Oshawa	83	0	-	0	0	-
	- Ottawa	30	56	86.7	206	4	-98.1
	- St.Catharines/Niagara	0	0	-	0	0	-
	- Sudbury	3	2	-33.3	1	0	-
	- Thunder Bay	0	24	-	4	0	-
	- Toronto	1,158	374	-67.7	224	75	-66.5
	- Windsor	10	50	400.0	0	0	-
STARTS BY INTENDED MARKET							
Rental	- Canada	2,357	1,263	-46.4	1,410	759	-46.2
	- Ontario	1,352	168	-87.6	630	141	-77.6
Ownership	- Canada	6,378	5,948	-6.7	5,661	4,724	-16.6
	- Ontario	2,430	2,689	10.7	2,075	1,918	-7.6
Condo	- Canada	2,702	3,064	13.4	3,190	2,234	-30.0
	- Ontario	419	721	72.1	168	186	10.7
Co-op	- Canada	231	0	-	130	0	-
	- Ontario	231	0	-	118	0	-

		Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
CUMULATIVE SOCIALLY ASSISTED STARTS							
Total	- Ontario	6,624	3,743	-43.5	7,204	3,806	-47.2
Rental	- Ontario	5,488	2,946	-46.3	5,949	3,009	-49.4
Ownership	- Ontario	1	0	-	2	0	-
Co-op	- Ontario	1,135	797	-29.8	1,253	797	-36.4
CUMULATIVE STARTS							
Total	- Canada	119,590	119,578	-0.0	129,988	127,346	-2.0
	- Ontario	35,856	39,315	9.6	38,847	41,560	7.0
	- Hamilton	2,721	2,718	-0.1	2,989	2,833	-5.2
	- Kitchener	1,497	1,683	12.4	1,705	1,747	2.5
	- London	2,382	1,855	-22.1	2,522	1,972	-21.8
	- Oshawa	1,306	1,851	41.7	1,409	1,963	39.3
	- Ottawa	3,949	3,790	-4.0	4,421	3,929	-11.1
	- St.Catharines/Niagara	976	1,615	65.5	1,015	1,703	67.8
	- Sudbury	681	653	-4.1	715	712	-0.4
	- Thunder Bay	554	424	-23.5	573	449	-21.6
	- Toronto	14,537	17,532	20.6	15,637	18,443	17.9
	- Windsor	1,125	1,577	40.2	1,222	1,661	35.9
	- Barrie	802	718	-10.5	845	759	-10.2
	- Belleville	235	203	-13.6	242	263	8.7
	- Brantford	407	335	-17.7	434	361	-16.8
	- Cornwall	100	195	95.0	123	213	73.2
	- Guelph	500	434	-13.2	502	503	0.2
	- Kingston	534	463	-13.3	575	498	-13.4
	- North Bay	133	93	-30.1	135	94	-30.4
	- Peterborough	376	215	-42.8	396	230	-41.9
	- Sarnia	235	174	-26.0	247	185	-25.1
	- SS Marie	246	194	-21.1	251	201	-19.9
CUMULATIVE STARTS BY INTENDED MARKET							
Rental	- Canada	16,783	10,939	-34.8	18,193	11,698	-35.7
	- Ontario	7,344	4,007	-45.4	7,974	4,148	-48.0
	- Hamilton	713	323	-54.7	721	323	-55.2
	- Kitchener	237	68	-71.3	315	68	-78.4
	- London	922	343	-62.8	934	355	-62.0
	- Oshawa	83	106	27.7	83	106	27.7
	- Ottawa	584	147	-74.8	715	151	-78.9
	- St.Catharines/Niagara	104	260	150.0	104	260	150.0
	- Sudbury	145	49	-66.2	146	49	-66.4
	- Thunder Bay	228	95	-58.3	234	95	-59.4
	- Toronto	3,396	2,080	-38.8	3,636	2,143	-41.1
	- Windsor	31	106	241.9	31	106	241.9
	- Barrie	0	23	-	0	23	-
	- Belleville	50	4	-92.0	50	58	16.0
	- Brantford	0	0	-	0	0	-
	- Cornwall	2	42	2000.0	2	50	2400.0
	- Guelph	165	114	-30.9	165	114	-30.9
	- Kingston	0	7	-	0	7	-
	- North Bay	10	0	-	10	0	-
	- Peterborough	89	0	-	89	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	76	80	5.3	76	80	5.3

	Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Ownership - Canada	72,559	77,742	7.1	78,220	82,466	5.4
- Ontario	24,257	30,598	26.1	26,332	32,516	23.5
- Hamilton	1,707	1,755	2.8	1,895	1,834	-3.2
- Kitchener	1,204	1,587	31.8	1,289	1,651	28.1
- London	924	1,117	20.9	997	1,198	20.2
- Oshawa	1,099	1,709	55.5	1,202	1,821	51.5
- Ottawa	3,283	3,366	2.5	3,528	3,493	-1.0
- St.Catharines/Niagara	675	1,121	66.1	714	1,209	69.3
- Sudbury	479	478	-0.2	512	537	4.9
- Thunder Bay	295	293	-0.7	308	318	3.2
- Toronto	8,694	12,793	47.1	9,548	13,608	42.5
- Windsor	1,046	1,367	30.7	1,131	1,451	28.3
- Barrie	802	695	-13.3	845	736	-12.9
- Belleville	185	199	7.6	192	205	6.8
- Brantford	377	293	-22.3	404	313	-22.5
- Cornwall	98	153	56.1	121	163	34.7
- Guelph	269	320	19.0	271	389	43.5
- Kingston	492	433	-12.0	533	468	-12.2
- North Bay	123	93	-24.4	125	94	-24.8
- Peterborough	276	200	-27.5	296	215	-27.4
- Sarnia	175	174	-0.6	187	185	-1.1
- SS Marie	110	114	3.6	115	121	5.2
Condo - Canada	28,827	29,452	2.2	32,017	31,686	-1.0
- Ontario	3,119	3,680	18.0	3,287	3,866	17.6
- Hamilton	211	505	139.3	283	541	91.2
- Kitchener	56	28	-50.0	101	28	-72.3
- London	366	340	-7.1	405	364	-10.1
- Oshawa	28	36	28.6	28	36	28.6
- Ottawa	82	126	53.7	82	134	63.4
- St.Catharines/Niagara	83	99	19.3	83	99	19.3
- Sudbury	27	0	-	27	0	-
- Thunder Bay	31	36	16.1	31	36	16.1
- Toronto	1,931	2,258	16.9	1,931	2,291	18.6
- Windsor	48	104	116.7	60	104	73.3
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	30	42	40.0	30	48	60.0
- Cornwall	0	0	-	0	0	-
- Guelph	66	0	-	66	0	-
- Kingston	42	0	-	42	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	11	15	36.4	11	15	36.4
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

		Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
o-op	- Canada	1,243	1,224	-1.5	1,373	1,224	-10.9
	- Ontario	1,135	1,026	-9.6	1,253	1,026	-18.1
	- Hamilton	90	135	50.0	90	135	50.0
	- Kitchener	0	0	-	0	0	-
	- London	170	55	-67.6	186	55	-70.4
	- Oshawa	96	0	-	96	0	-
	- Ottawa	0	151	-	96	151	57.3
	- St.Catharines/Niagara	113	135	19.5	113	135	19.5
	- Sudbury	30	126	320.0	30	126	320.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	516	401	-22.3	522	401	-23.2
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	23	-	0	23	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	60	0	-	60	0	-
	- SS Marie	60	0	-	60	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	11,053	11,777	6.6	10,734	10,725	-0.1
	- Ontario	3,332	4,377	31.4	3,463	4,061	17.3
	- Quebec	1,674	1,585	-5.3	1,844	1,610	-12.7
	- B.C.	3,637	3,378	-7.1	2,988	2,916	-2.4
	- Prairies	1,707	1,525	-10.7	1,599	1,339	-16.3
	- Atl.Prov.	703	912	29.7	840	799	-4.9
	- Hamilton	303	325	7.3	170	255	50.0
	- Kitchener	125	113	-9.6	234	170	-27.4
	- London	201	193	-4.0	157	480	205.7
	- Oshawa	145	134	-7.6	98	138	40.8
	- Ottawa	381	522	37.0	224	250	11.6
	- St.Catharines/Niagara	70	72	2.9	83	218	162.7
	- Sudbury	45	106	135.6	65	52	-20.0
	- Thunder Bay	35	140	300.0	32	74	131.3
	- Toronto	1,150	2,047	78.0	1,508	1,429	-5.2
	- Windsor	122	136	11.5	161	166	3.1
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	1,910	2,395	25.4	1,773	2,283	28.8
	- Hamilton	112	160	42.9	128	94	-26.6
	- Kitchener	90	74	-17.8	102	61	-40.2
	- London	61	101	65.6	51	49	-3.9
	- Oshawa	85	88	3.5	60	110	83.3
	- Ottawa	187	156	-16.6	114	114	0.0
	- St.Catharines/Niagara	42	60	42.9	73	120	64.4
	- Sudbury	39	55	41.0	38	42	10.5
	- Thunder Bay	33	54	63.6	28	19	-32.1
	- Toronto	694	1,121	61.5	556	1,132	103.6
	- Windsor	118	121	2.5	112	138	23.2
Semi/Duplex	- Ontario	224	282	25.9	232	318	37.1
	- Hamilton	20	0	-	14	0	-
	- Kitchener	10	14	40.0	6	20	233.3
	- London	6	16	166.7	24	10	-58.3
	- Oshawa	8	4	-50.0	10	18	80.0
	- Ottawa	2	14	600.0	8	18	125.0
	- St.Catharines/Niagara	10	8	-20.0	4	40	900.0
	- Sudbury	6	8	33.3	0	10	-
	- Thunder Bay	2	2	0.0	0	6	-
	- Toronto	86	160	86.0	86	116	34.9
	- Windsor	4	10	150.0	10	18	80.0

	Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
PLETIONS BY STRUCTURE-contd.						
- Ontario	889	617	-30.6	554	694	25.3
- Hamilton	78	39	-50.0	28	161	475.0
- Kitchener	25	25	0.0	56	89	-
- London	134	38	-71.6	76	94	23.7
- Oshawa	52	14	-73.1	28	10	-64.3
- Ottawa	186	126	-32.3	102	103	1.0
- St.Catharines/Niagara	18	4	-77.8	6	6	0.0
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	194	301	55.2	198	124	-37.4
- Windsor	0	3	-	0	10	-
ment						
- Ontario	309	1,083	250.5	904	766	-15.3
- Hamilton	93	126	-	0	0	-
- Kitchener	0	0	-	70	0	-
- London	0	38	-	6	327	5350.0
- Oshawa	0	28	-	0	0	-
- Ottawa	6	226	-	0	15	-
- St.Catharines/Niagara	0	0	-	0	52	-
- Sudbury	0	43	-	27	0	-100.0
- Thunder Bay	0	84	-	4	49	-
- Toronto	176	465	164.2	668	57	-91.5
- Windsor	0	2	-	39	0	-
PLETIONS BY INTENDED MARKET						
al						
- Canada	1,196	1,752	46.5	1,705	1,701	-0.2
- Ontario	402	917	128.1	944	816	-13.6
ership						
- Canada	6,863	7,110	3.6	6,629	6,755	1.9
- Ontario	2,391	2,979	24.6	2,141	2,842	32.7
o						
- Canada	2,792	2,780	-0.4	2,368	2,029	-14.3
- Ontario	337	346	2.7	346	222	-35.8
o						
- Canada	202	135	-33.2	32	240	650.0
- Ontario	202	135	-33.2	32	181	465.6

		Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
CUMULATIVE TOTAL COMPLETIONS							
Total	- Canada	122,015	123,351	1.1	132,749	134,076	1.0
	- Ontario	40,870	39,380	-3.6	44,333	43,441	-2.0
	- Hamilton	2,351	3,264	38.8	2,521	3,519	39.6
	- Kitchener	1,948	1,702	-12.6	2,182	1,872	-14.2
	- London	1,502	2,193	46.0	1,659	2,673	61.1
	- Oshawa	1,567	1,848	17.9	1,665	1,986	19.3
	- Ottawa	4,440	4,405	-0.8	4,664	4,655	-0.2
	- St.Catharines/Niagara	1,149	1,193	3.8	1,232	1,411	14.5
	- Sudbury	916	801	-12.6	981	853	-13.0
	- Thunder Bay	361	525	45.4	393	599	52.4
	- Toronto	18,319	15,946	-13.0	19,827	17,375	-12.4
	- Windsor	1,170	1,338	14.4	1,331	1,504	13.0
	- Barrie	885	714	-19.3	1,050	759	-27.7
	- Belleville	295	239	-19.0	306	261	-14.7
	- Brantford	341	464	36.1	390	528	35.4
	- Cornwall	122	205	68.0	146	226	54.8
	- Guelph	606	513	-15.3	642	656	2.2
	- Kingston	738	673	-8.8	779	708	-9.1
	- North Bay	438	104	-76.3	449	110	-75.5
	- Peterborough	333	336	0.9	356	364	2.2
	- Sarnia	411	192	-53.3	424	200	-52.8
	- SS Marie	393	158	-59.8	401	200	-50.1
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Rental	- Canada	20,368	16,436	-19.3	22,073	18,137	-17.8
	- Ontario	10,028	7,135	-28.8	10,972	7,951	-27.5
	- Hamilton	387	917	137.0	387	917	137.0
	- Kitchener	454	141	-68.9	574	219	-61.8
	- London	292	593	103.1	298	920	208.7
	- Oshawa	282	83	-70.6	282	83	-70.6
	- Ottawa	798	651	-18.4	798	654	-18.0
	- St.Catharines/Niagara	76	81	6.6	76	81	6.6
	- Sudbury	202	142	-29.7	229	142	-38.0
	- Thunder Bay	56	192	242.9	60	241	301.7
	- Toronto	5,605	3,318	-40.8	6,255	3,375	-46.0
	- Windsor	82	22	-73.2	86	22	-74.4
	- Barrie	92	27	-70.7	172	27	-84.3
	- Belleville	99	50	-49.5	99	50	-49.5
	- Brantford	0	150	-	0	150	-
	- Cornwall	8	40	400.0	8	44	450.0
	- Guelph	173	133	-23.1	179	247	38.0
	- Kingston	186	149	-19.9	186	151	-18.8
	- North Bay	257	2	-99.2	257	2	-99.2
	- Peterborough	77	89	15.6	77	89	15.6
	- Sarnia	177	12	-93.2	177	12	-93.2
	- SS Marie	227	60	-73.6	227	100	-55.9

		Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
RELATIVE COMPLETIONS BY INTENDED MKT							
ership	- Canada	73,396	75,971	3.5	80,025	82,726	3.4
	- Ontario	25,200	27,700	9.9	27,341	30,542	11.7
	- Hamilton	1,505	1,909	26.8	1,660	2,009	21.0
	- Kitchener	1,329	1,453	9.3	1,437	1,545	7.5
	- London	920	1,139	23.8	995	1,196	20.2
	- Oshawa	1,031	1,737	68.5	1,097	1,875	70.9
	- Ottawa	3,497	3,370	-3.6	3,721	3,605	-3.1
	- St.Catharines/Niagara	703	894	27.2	778	1,054	35.5
	- Sudbury	521	533	2.3	559	585	4.7
	- Thunder Bay	305	266	-12.8	333	291	-12.6
	- Toronto	9,698	10,187	5.0	10,350	11,498	11.1
	- Windsor	1,085	1,278	17.8	1,207	1,444	19.6
	- Barrie	751	687	-8.5	836	732	-12.4
	- Belleville	196	189	-3.6	207	211	1.9
	- Brantford	333	298	-10.5	382	358	-6.3
	- Cornwall	114	165	44.7	138	182	31.9
	- Guelph	256	314	22.7	286	343	19.9
	- Kingston	552	474	-14.1	593	507	-14.5
	- North Bay	131	102	-22.1	142	108	-23.9
	- Peterborough	256	236	-7.8	279	264	-5.4
	- Sarnia	174	180	3.4	187	188	0.5
	- SS Marie	106	98	-7.5	114	100	-12.3
lo	- Canada	24,511	29,266	19.4	26,879	31,295	16.4
	- Ontario	2,659	2,949	10.9	3,005	3,171	5.5
	- Hamilton	269	294	9.3	284	339	19.4
	- Kitchener	165	108	-34.5	171	108	-36.8
	- London	260	321	23.5	336	346	3.0
	- Oshawa	0	28	-	0	28	-
	- Ottawa	145	120	-17.2	145	132	-9.0
	- St.Catharines/Niagara	92	158	71.7	100	216	116.0
	- Sudbury	32	0	-	32	0	-100.0
	- Thunder Bay	0	67	-	0	67	-
	- Toronto	1,211	1,627	34.4	1,417	1,688	19.1
	- Windsor	3	38	1166.7	38	38	0.0
	- Barrie	42	0	-	42	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	8	16	100.0	8	20	150.0
	- Cornwall	0	0	-	0	0	-
	- Guelph	177	66	-62.7	177	66	-62.7
	- Kingston	0	42	-	0	42	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	11	-	0	11	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan-Nov.93	Jan-Nov.94	% Chg.	Jan-Dec.93	Jan-Dec.94	% Chg.
<i>CUMULATIVE COMPLETIONS BY INTENDED MKT.</i>						
Co-op						
- Canada	3,740	1,678	-55.1	3,772	1,918	-49.2
- Ontario	2,983	1,596	-46.5	3,015	1,777	-41.1
- Hamilton	190	144	-24.2	190	254	33.7
- Kitchener	0	0	-	0	0	-
- London	30	140	366.7	30	211	603.3
- Oshawa	254	0	-	286	0	-
- Ottawa	0	264	-	0	264	-
- St.Catharines/Niagara	278	60	-78.4	278	60	-78.4
- Sudbury	161	126	-21.7	161	126	-21.7
- Thunder Bay	0	0	-	0	0	-
- Toronto	1,805	814	-54.9	1,805	814	-54.9
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	8	-	0	8	-
- North Bay	50	0	-	50	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	60	0	-	60	0	-
- SS Marie	60	0	-	60	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	66,710	62,199	-6.8	65,953	59,204	-10.2
	- Ontario	22,790	22,019	-3.4	22,127	20,178	-8.8
	- Quebec	7,959	6,288	-21.0	8,167	6,522	-20.1
	- B.C.	24,058	23,714	-1.4	24,484	23,025	-6.0
	- Prairies	8,091	7,066	-12.7	7,677	6,761	-11.9
	- Atl.Prov.	3,812	3,112	-18.4	3,498	2,718	-22.3
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	7,923	9,954	25.6	7,799	9,236	18.4
Semi	- Ontario	930	1,227	31.9	930	1,114	19.8
Row	- Ontario	3,527	3,635	3.1	3,486	3,159	-9.4
Apartments	- Ontario	10,410	7,203	-30.8	9,912	6,669	-32.7
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	3,570	3,201	-10.3	2,784	3,318	19.2
	- Toronto	1,219	1,454	19.3	815	1,436	76.2
	- Ottawa	597	153	-74.4	153	133	-13.1
Single	- Ontario	2,060	1,769	-14.1	1,336	1,954	46.3
	- Toronto	715	647	-9.5	420	738	75.7
	- Ottawa	124	75	-39.5	89	72	-19.1
Doubles	- Ontario	349	297	-14.9	160	182	13.8
	- Toronto	162	100	-38.3	32	49	53.1
	- Ottawa	12	10	-16.7	14	8	-42.9
Row	- Ontario	407	341	-16.2	438	575	31.3
	- Toronto	105	114	8.6	28	280	900.0
	- Ottawa	165	47	-71.5	39	4	-89.7
Apartments	- Ontario	656	716	9.1	742	478	-35.6
	- Toronto	190	559	194.2	307	283	-7.8
	- Ottawa	285	15	-94.7	7	45	542.9
Cottages	- Ontario	16	12	-25.0	12	11	-8.3
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	82	66	-19.5	96	118	22.9
	- Toronto	47	34	-27.7	28	86	207.1
	- Ottawa	11	6	-45.5	4	4	0.0
INTEREST RATES							
1 Yr Mortgage	- Canada	6.25	8.00	28.0	6.25	9.50	52.0
5 Yr Mortgage	- Canada	7.75	9.90	27.7	7.75	10.50	35.5
Prime Rate	- Canada	5.50	7.00	27.3	5.50	8.00	45.5
Bank Rate	- Canada	4.36	6.04	38.5	4.11	7.43	80.8
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.48	0.47	-2.1	0.50	0.48	-4.0
	- Ontario	0.57	0.50	-12.3	0.58	0.51	-12.1

		Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	131.5	131.4	-0.1	131.3	131.6	0.2
	- Ontario	132.2	132.0	-0.2	132.1	132.4	0.2
	- Toronto	132.7	132.6	-0.1	132.6	133.1	0.4
	- Ottawa	131.3	132.2	0.7	131.4	132.9	1.1
	- Thunder Bay	130.7	130.6	-0.1	130.3	131.1	0.6
Housing	- Canada	128.6	129.0	0.3	128.5	129.2	0.5
	- Ontario	131.0	131.2	0.2	130.9	131.5	0.5
	- Toronto	131.5	131.5	0.0	131.3	131.8	0.4
	- Ottawa	128.3	129.7	1.1	128.7	130.3	1.2
	- Thunder Bay	127.6	128.6	0.8	127.0	128.8	1.4
Shelter	- Canada	132.4	132.9	0.4	132.3	133.1	0.6
	- Ontario	135.4	135.7	0.2	135.3	136.0	0.5
	- Toronto	135.3	135.6	0.2	135.3	136.0	0.5
	- Ottawa	132.7	133.6	0.7	132.6	134.1	1.1
	- Thunder Bay	132.7	133.5	0.6	132.4	134.0	1.2
Owned Accom.	- Canada	134.1	133.3	-0.6	134.0	133.6	-0.3
	- Ontario	137.9	136.5	-1.0	137.6	136.7	-0.7
	- Toronto	138.6	137.1	-1.1	138.3	137.1	-0.9
	- Ottawa	131.6	131.2	-0.3	131.5	131.7	0.2
	- Thunder Bay	133.7	133.0	-0.5	133.5	133.2	-0.2
Rented Accom.	- Canada	128.8	130.7	1.5	129.0	130.8	1.4
	- Ontario	133.0	135.5	1.9	133.3	135.6	1.7
	- Toronto	132.7	135.2	1.9	133.1	135.3	1.7
	- Ottawa	134.7	137.4	2.0	134.9	137.8	2.1
	- Thunder Bay	126.9	129.1	1.7	127.2	129.2	1.6
Rent	- Canada	129.3	131.4	1.6	129.5	131.6	1.6
	- Ontario	133.4	136.0	1.9	133.7	136.2	1.9
	- Toronto	133.0	135.8	2.1	133.5	135.9	1.8
	- Ottawa	135.2	137.9	2.0	135.5	138.3	2.1
	- Thunder Bay	127.0	129.3	1.8	127.3	129.4	1.6
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	13,980	14,185	1.5	14,026	14,907	6.3
	- Ontario	5,350	5,420	1.3	5,389	5,737	6.5
Unadjusted	- Canada	13,881	14,081	1.4	13,824	14,696	6.3
	- Ontario	5,321	5,390	1.3	5,331	5,679	6.5
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	12,448	12,821	3.0	12,458	13,479	8.2
	- Ontario	4,789	4,951	3.4	4,810	5,254	9.2
Unadjusted	- Canada	12,399	12,785	3.1	12,306	13,320	8.2
	- Ontario	4,782	4,952	3.6	4,778	5,224	9.3
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.0	9.6	-12.7	11.2	9.6	-14.3
	- Ontario	10.5	8.7	-17.1	10.7	8.4	-21.5
Unadjusted	- Canada	10.7	9.2	-14.0	11.0	9.4	-14.5
	- Ontario	10.1	8.1	-19.8	10.4	8.0	-23.1
	- Quebec	12.7	11.3	-11.0	12.7	12.2	-3.9
	- B.C.	8.4	8.6	2.4	9.7	8.3	-14.4

	Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	9.1	7.2	-20.9	8.9	7.2	-19.1
- Manitoba	8.9	7.6	-14.6	8.9	7.6	-14.6
- Saskatchewan	7.5	6.2	-17.3	8.3	6.2	-25.3
- New Brunswick	11.8	11.4	-3.4	13.2	11.1	-15.9
- Newfoundland	19.4	19.8	2.1	19.8	19.3	-2.5
- Nova Scotia	14.8	12.1	-18.2	14.9	12.1	-18.8
- P.E.I.	19.5	16.1	-17.4	20.3	16.8	-17.2
- Hamilton	9.8	7.5	-23.5	9.3	7.2	-22.6
- Kitchener	8.3	5.0	-39.8	8.0	5.0	-37.5
- London	8.5	5.2	-38.8	8.0	6.4	-20.0
- Oshawa	12.3	8.0	-35.0	13.4	7.4	-44.8
- Ottawa-Hull	8.3	7.3	-12.0	8.6	7.4	-14.0
- St.Catharines/Niagara	13.3	8.9	-33.1	12.8	9.0	-29.7
- Sudbury	8.6	7.4	-14.0	8.6	6.8	-20.9
- Thunder Bay	10.4	8.6	-17.3	10.8	8.5	-21.3
- Toronto	10.9	9.7	-11.0	11.0	9.2	-16.4
- Windsor	9.5	6.4	-32.6	10.3	6.3	-38.8
TOTAL EMPLOYMENT (000s)						
- Hamilton	297.4	307.5	3.4	304.5	307.3	0.9
- Kitchener	194.6	207.7	6.7	195.0	208.9	7.1
- London	170.7	181.7	6.4	171.3	177.5	3.6
- Oshawa	114.3	122.1	6.8	113.4	123.9	9.3
- Ottawa-Hull	442.0	456.6	3.3	443.8	457.2	3.0
- St.Catharines/Niagara	137.6	145.3	5.6	138.8	145.6	4.9
- Sudbury	69.7	73.5	5.5	69.0	73.7	6.8
- Thunder Bay	58.3	62.0	6.3	57.3	61.7	7.7
- Toronto	1,763.6	1,773.7	0.6	1,756.1	1,786.2	1.7
- Windsor	120.2	127.6	6.2	119.0	126.8	6.6
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	13.2	18.6	40.9	12.5	17.4	39.2
- Kitchener	9.4	12.2	29.8	8.9	11.2	25.8
- London	8.6	9.5	10.5	7.7	7.6	-1.3
- Oshawa	6.9	6.7	-2.9	6.5	6.5	0.0
- Ottawa-Hull	27.4	27.2	-0.7	26.2	26.1	-0.4
- St.Catharines/Niagara	7.4	7.4	0.0	7.0	7.3	4.3
- Sudbury	-	4.1	-	-	-	-
- Thunder Bay	4.2	4.2	0.0	-	4.0	-
- Toronto	82.0	92.8	13.2	75.5	92.1	22.0
- Windsor	5.6	5.6	0.0	5.7	5.6	-1.8
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	4.4	6.0	36.3	4.1	5.7	37.9
- Kitchener	4.8	5.9	21.6	4.6	5.4	17.5
- London	5.0	5.2	3.8	4.5	4.3	-4.7
- Oshawa	6.0	5.5	-9.1	5.7	5.2	-8.5
- Ottawa-Hull	6.2	6.0	-3.9	5.9	5.7	-3.3
- St.Catharines/Niagara	5.4	5.1	-5.3	5.0	5.0	-0.6
- Sudbury	-	5.6	-	-	-	-
- Thunder Bay	7.2	6.8	-6.0	-	6.5	-
- Toronto	4.6	5.2	12.5	4.3	5.2	19.9
- Windsor	4.7	4.4	-5.8	4.8	4.4	-7.8

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.6	127.7	0.1	127.1	127.6	0.4
- Kitchener/Waterloo	126.2	122.2	-3.2	126.3	123.2	-2.5
- London	146.2	146.5	0.2	146.4	146.5	0.1
- Ottawa/Hull	122.7	122.9	0.2	122.8	122.9	0.1
- St.Catharines/Niagara	123.7	121.8	-1.5	123.5	121.8	-1.4
- Toronto	136.5	137.4	0.7	136.5	137.5	0.7
- Windsor	126.4	128.1	1.3	126.4	128.1	1.3
- Sudbury/Thunder Bay	136.7	137.7	0.7	136.7	137.7	0.7
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.7	128.8	1.7	126.3	128.7	1.9
- Kitchener/Waterloo	119.2	115.4	-3.2	119.4	116.8	-2.2
- London	144.8	145.3	0.3	145.1	145.3	0.1
- Ottawa/Hull	118.2	118.6	0.3	118.2	118.7	0.4
- St.Catharines/Niagara	120.4	119.0	-1.2	120.2	118.9	-1.1
- Toronto	120.2	121.3	0.9	120.3	121.5	1.0
- Windsor	121.3	121.9	0.5	121.3	121.9	0.5
- Sudbury/Thunder Bay	136.4	137.1	0.5	136.4	137.1	0.5
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	129.2	128.4	-0.6	128.5	125.7	-2.2
- Kitchener/Waterloo	152.1	147.5	-3.0	152.1	147.5	-3.0
- London	164.2	164.2	0.0	164.2	164.2	0.0
- Ottawa/Hull	143.3	142.1	-0.8	143.3	142.1	-0.8
- St.Catharines/Niagara	129.2	126.6	-2.0	129.2	126.6	-2.0
- Toronto	182.7	182.8	0.1	182.7	182.9	0.1
- Windsor	148.4	153.7	3.6	148.4	153.7	3.6
- Sudbury/Thunder Bay	139.4	141.9	1.8	139.4	141.9	1.8
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$152,827	\$158,745	3.9	\$155,176	\$156,979	1.2
- Ontario	\$158,009	\$161,653	2.3	\$158,305	\$158,870	0.4
- Hamilton	\$139,824	\$140,702	0.6	\$141,779	\$136,184	-3.9
- Kitchener & Waterloo	\$145,271	\$142,896	-1.6	\$132,944	\$147,385	10.9
- London & St.Thomas	\$138,422	\$129,879	-6.2	\$131,854	\$131,141	-0.5
- Ottawa & Carleton	N/A	\$147,590	-	\$151,791	\$145,945	-3.9
- St.Catharines & District	\$123,016	\$125,429	2.0	\$131,690	\$128,973	-2.1
- Sudbury	\$111,759	\$106,212	-5.0	\$120,096	\$111,282	-7.3
- Thunder Bay	\$113,426	\$109,652	-3.3	\$114,146	\$109,915	-3.7
- Toronto	\$202,279	\$208,258	3.0	\$198,539	\$199,397	0.4
- Windsor & Essex	\$114,284	N/A	-	\$113,381	\$124,593	9.9

HOUSE SALES & NEW LISTINGS

	Nov.93	Nov.94	% Chg.	Dec.93	Dec.94	% Chg.
RESIDENTIAL RESALES						
- Canada	23,467	20,566	-12.4	18,916	14,954	-20.9
- Ontario	9,880	8,479	-14.2	7,887	6,028	-23.6
- Hamilton	627	557	-11.2	512	448	-12.5
- Kitchener & Waterloo	291	274	-5.8	210	157	-25.2
- London & St.Thomas	417	389	-6.7	362	287	-20.7
- Ottawa & Carleton	N/A	284	-	315	152	-51.7
- St.Catharines & District	206	177	-14.1	146	116	-20.5
- Sudbury	138	129	-6.5	116	84	-27.6
- Thunder Bay	115	93	-19.1	78	54	-30.8
- Toronto	3,403	3,153	-7.3	2,922	2,324	-20.5
- Windsor & Essex	371	N/A	-	282	214	-24.1
NEW RESIDENTIAL LISTINGS						
- Canada	50,274	47,911	-4.7	32,411	31,123	-4.0
- Ontario	19,488	18,808	-3.5	12,500	12,157	-2.7
- Hamilton	1,804	1,704	-5.5	1,195	1,247	4.4
- Kitchener & Waterloo	462	438	-5.2	299	319	6.7
- London & St.Thomas	1,185	1,161	-2.0	780	744	-4.6
- Ottawa & Carleton	N/A	1,275	-	892	1,023	14.7
- St.Catharines & District	499	526	5.4	352	288	-18.2
- Sudbury	317	353	11.4	232	235	1.3
- Thunder Bay	162	179	10.5	78	106	35.9
- Toronto	5,491	5,484	-0.1	3,557	3,274	-8.0
- Windsor & Essex	781	N/A	-	499	267	-46.5

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION

ALL AREAS - QUARTERLY

	3rd/Q.93	3rd/Q.94	% Chg.	4th/Q.93	4th/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	159,500	153,200	-3.9	162,400	138,800	-14.5
- Ontario	43,500	48,600	11.7	53,800	46,400	-13.8
- Quebec	37,400	31,700	-15.2	29,500	22,700	-23.1
- B.C.	44,500	38,500	-13.5	44,000	38,400	-12.7
- Prairies	22,400	23,500	4.9	22,500	21,300	-5.3
- Atlantic Provinces	11,700	10,900	-6.8	12,600	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	46,961	43,904	-6.5	40,189	34,888	-13.2
- Ontario	13,422	14,997	11.7	13,004	11,224	-13.7
- Quebec	8,873	7,753	-12.6	7,797	6,031	-22.6
- B.C.	12,201	10,427	-14.5	10,769	9,682	-10.1
- Prairies	8,458	6,731	-20.4	5,749	5,567	-3.2
- Atlantic Provinces	4,007	3,996	-0.3	2,870	2,384	-16.9
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	8,061	9,928	23.2	6,942	7,217	4.0
Semi/Duplex - Ontario	740	1,017	37.4	799	856	7.1
Row - Ontario	2,281	2,340	2.6	1,919	1,602	-16.5
Apartment - Ontario	2,340	1,712	-26.8	3,344	1,549	-53.7
TOTAL HOUSING COMPLETIONS						
- Canada	52,563	53,463	1.7	41,345	42,699	3.3
- Ontario	17,070	15,072	-11.7	12,783	15,168	18.7
- Quebec	14,171	16,333	15.3	6,738	6,481	-3.8
- B.C.	12,277	11,134	-9.3	11,369	10,868	-4.4
- Prairies	5,890	7,368	25.1	6,763	6,253	-7.5
- Atlantic Provinces	3,155	3,556	12.7	3,692	3,929	6.4
COMPLETIONS BY STRUCTURE						
Single - Ontario	8,281	9,275	12.0	7,683	8,723	13.5
Semi/Duplex - Ontario	696	1,120	60.9	781	992	27.0
Row - Ontario	2,268	2,124	-6.3	2,130	2,282	7.1
Apartment - Ontario	5,825	2,553	-56.2	2,189	3,171	44.9
UNITS UNDER CONSTRUCTION						
- Canada	81,856	79,492	-2.9	79,761	71,562	-10.3
- Ontario	25,197	26,363	4.6	25,047	22,444	-10.4
- Quebec	9,120	8,188	-10.2	9,811	7,730	-21.2
- B.C.	29,532	28,381	-3.9	28,948	27,205	-6.0
- Prairies	10,533	9,555	-9.3	9,307	8,745	-6.0
- Atlantic Provinces	7,474	7,005	-6.3	6,648	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,106	12,868	15.9	10,243	11,306	10.4
Semi/Duplex - Ontario	988	1,337	35.3	1,002	1,172	17.0
Row - Ontario	3,844	3,963	3.1	3,655	3,264	-10.7
Apartment - Ontario	9,259	8,195	-11.5	10,147	6,702	-34.0

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	3rd/Q.93	3rd/Q.94	% Chg.	4th/Q.93	4th/Q.94	% Chg.
RTMENT CONSTRUCTION PRICE INDEX						
- Canada	117.6	120.1	2.1	117.6	120.6	2.6
- Toronto	120.4	123.8	2.8	120.6	124.3	3.1
- Ottawa/Hull	126.3	128.9	2.1	126.7	129.6	2.3
- Montreal	111.7	113.3	1.4	111.9	113.9	1.8
- Vancouver	122.5	125.1	2.1	123.0	125.6	2.1
SALE HOUSE PRICES						
- Canada	\$151,431	\$155,351	2.6	\$152,555	\$158,312	3.8
- Ontario	\$155,665	\$158,379	1.7	\$156,055	\$160,499	2.8
- Hamilton	\$145,892	\$140,025	-4.0	\$140,132	\$141,040	0.6
- Kitchener & Waterloo	\$136,899	\$140,087	2.3	\$139,210	\$142,099	2.1
- London & St. Thomas	\$135,893	\$145,166	6.8	\$135,388	\$130,231	-3.8
- Oshawa & District	\$135,398	\$137,004	1.2	\$132,505	N/A	-
- Ottawa & Carleton	\$147,047	\$147,682	0.4	\$143,714	\$146,847	2.2
- St.Catharines & District	\$122,809	\$126,457	3.0	\$125,782	\$125,026	-0.6
- Sudbury	\$113,855	\$115,031	1.0	\$113,017	\$107,733	-4.7
- Thunder Bay	\$113,233	\$115,415	1.9	\$114,522	\$107,798	-5.9
- Toronto	\$204,268	\$210,825	3.2	\$200,872	\$207,113	3.1
- Windsor & Essex	\$110,034	\$114,488	4.0	\$112,681	\$119,513	6.1
GROSS DOMESTIC PRODUCT (SAAR)						
Market Prices (\$ Millions) *						
- Canada	\$713,524	\$753,324	5.6	\$723,364	\$766,436	6.0
- Ontario	\$283,302	\$302,442	6.8	\$289,591	\$308,134	6.4
Constant 1986 Prices (\$ Millions) *						
- Canada	\$571,684	\$599,232	4.8	\$576,792	\$609,180	5.6
- Ontario	\$223,670	\$237,545	6.2	\$229,875	\$242,292	5.4

Revised Figures

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION

ALL AREAS - ANNUAL

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total						
- Ontario	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Hamilton	51	-62.5	72	41.2	97	34.7
- Kitchener	43	-41.1	57	32.6	40	-29.8
- London	57	-68.3	106	86.0	34	-67.9
- Oshawa	33	-50.0	16	-51.5	36	125.0
- Ottawa	464	41.5	323	-30.4	174	-46.1
- St.Catharines/Niagara	83	-22.4	82	-1.2	78	-4.9
- Sudbury	21	425.0	56	166.7	53	-5.4
- Thunder Bay	95	-36.7	73	-23.2	53	-27.4
- Toronto	824	-49.1	815	-1.1	886	8.7
- Windsor	120	33.3	97	-19.2	74	-23.7
Single						
- Ontario	2,157	-34.8	2,352	9.0	2,070	-12.0
- Toronto	727	-46.3	791	8.8	733	-7.3
Double						
- Ontario	114	29.5	68	-40.4	51	-25.0
- Toronto	5	-61.5	4	-20.0	4	0.0
Row						
- Ontario	23	-84.7	46	100.0	26	-43.5
- Toronto	7	-93.2	9	28.6	10	11.1
Apartment						
- Ontario	551	7.4	281	-49.0	337	19.9
- Toronto	85	-43.7	11	-87.1	139	1163.6
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
	1993	% Chg.	1994	% Chg.	1995	% Chg.
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)	\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)	\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
TOWNHOUSE						
(with single car garage)	\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)	\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)	\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK						
Speculative NHA (no garage)	\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)	\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)	\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)	\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)	\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
-TOWNHOUSE						
(with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
HOUSING STOCK (OCCUPIED & VACANT)	1991	% Chg.	1992	% Chg.	1993	% Chg.
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

REPAIRS & RENOVATIONS ANNUAL

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$688,391	2.0	\$711,658	3.4	\$748,606	5.2
- Ontario	\$277,454	1.9	\$283,077	2.0	\$299,162	5.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	1.3	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
All Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Shelter						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Rent						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

* Revised figures.

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

CADON
H0400
-H57

ISSN 1192-0955

HOUSING STATISTICS

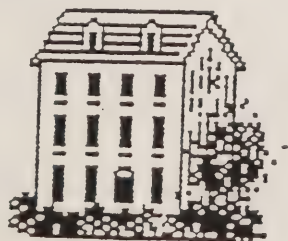
January-February 1995



ISSN 1192-0955

HOUSING STATISTICS

January-February 1995



INDEX

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Municipalities	14
MLS RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1987 - 1994: Annual Data, 4th Quarter 1994, Jan-Feb.95,
or February 1995 (where applicable)

ALL AREAS

TOTAL STARTS	1987	1988	1989	1990	1991	1992	1993	1994
Canada	245,986	222,562	215,382	181,630	156,197	168,271	155,443	154,057
Ontario	105,213	99,924	93,337	62,649	52,794	55,772	45,140	46,645
Toronto, CMA	46,518	38,791	35,184	18,723	18,814	20,770	15,637	18,443
SEASONALLY ADJUSTED STARTS	4Q/87	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94
Canada	233,000	231,000	220,000	147,000	167,600	164,600	162,400	138,800
Ontario	92,000	106,000	89,000	45,000	59,500	51,000	53,800	46,400
Toronto, CMA	N/A	N/A	45,000	17,000	13,000	21,600	16,500	14,000
TOTAL COMPLETIONS	1987	1988	1989	1990	1991	1992	1993	1994
Canada	217,976	216,532	217,371	206,163	160,014	173,245	161,794	162,085
Ontario	88,609	88,727	99,817	80,562	59,622	63,134	51,130	49,106
Toronto, CMA	36,525	34,242	39,397	27,936	26,007	22,402	19,827	17,375
UNITS UNDER CONSTRUCTION	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Canada	127,747	131,452	127,563	100,672	95,035	87,518	79,761	71,562
Ontario	64,458	74,465	66,695	47,808	40,599	31,653	25,047	22,444
Toronto, CMA	34,442	38,666	33,770	24,374	17,209	15,111	11,076	12,143
STARTS BY STRUCTURE - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	64,929	57,099	53,511	32,425	26,290	27,868	26,240	30,036
Semi-detached	2,631	2,432	2,248	2,338	1,730	2,611	2,537	3,421
Row	10,355	9,902	8,950	8,462	9,472	9,246	7,448	7,226
Apartment	27,298	30,491	28,628	19,424	15,302	16,047	8,915	5,962
Total	105,213	99,924	93,337	62,649	52,794	55,772	45,140	46,645
COMPLETIONS - ONTARIO	1987	1988	1989	1990	1991	1992	1993	1994
Single-detached	61,400	58,072	54,732	43,130	27,499	30,193	27,470	28,876
Semi-detached	2,556	2,552	2,336	2,499	1,986	2,365	2,544	3,216
Row	8,004	10,168	10,182	8,725	7,447	11,590	7,345	7,542
Apartment	16,649	17,935	32,567	26,208	22,690	18,986	13,771	9,472
Total	88,609	88,727	99,817	80,562	59,622	63,134	51,130	49,106
UNDER CONSTRUCTION - ONTARIO	Dec.87	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94
Single-detached	29,211	27,715	26,624	15,596	14,225	11,592	10,243	11,306
Semi-detached	1,244	1,121	1,035	910	650	914	1,002	1,172
Row	6,459	6,305	4,773	4,651	6,635	3,623	3,655	3,264
Apartment	27,544	39,324	34,263	26,651	19,089	15,524	10,147	6,702
Total	64,458	74,465	66,695	47,808	40,599	31,653	25,047	22,444

H) BUILDING PERMITS	1988	1989	1990	1991	1992	1993	1994	Jan-Feb. 5
Canada	234,132	221,037	174,937	166,261	169,047	158,476	156,931	12,23
Ontario	107,370	94,801	61,575	60,089	54,272	45,480	49,395	3,64
Toronto, CMA	42,382	32,725	16,441	21,746	19,607	15,251	19,739	2,20
I) MLS RESIDENTIAL HOUSE PRICE	1988	1989	1990	1991	1992	1993	1994	Jan-Feb. 5
Canada	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094	\$154,93
Ontario	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263	\$157,30
Toronto Area	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922	\$204,64
J) MLS RESIDENTIAL SALES	1988	1989	1990	1991	1992	1993	1994	Jan-Feb. 5
Canada	319,480	322,733	250,028	300,952	326,850	302,427	301,028	30,63
Ontario	160,578	142,911	102,792	126,164	131,381	121,071	129,957	12,24
Toronto Area	49,381	38,960	26,778	38,144	41,703	38,990	44,237	4,23
K) CONSUMER PRICE INDEX (1986=100)	1988	1989	1990	1991	1992	1993	1994	Feb. 9
Canada -All Items	108.6	114.0	119.5	126.2	128.1	130.4	130.7	131.7
-Housing	108.6	114.3	119.5	124.7	126.4	128.0	128.5	127.7
Ontario -All Items	110.0	116.4	122.0	127.6	129.0	131.2	131.3	131.8
-Housing	111.2	118.4	123.6	127.9	129.3	130.6	130.8	131.3
Toronto -All Items	110.9	117.9	123.4	128.6	129.7	131.8	132.0	131.5
-Housing	113.3	121.7	126.5	129.0	130.0	131.1	131.2	N/A
L) SELECTED LENDING RATES	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Feb. 9
1 Year Mortgage Rate	12.00	12.75	12.50	8.50	7.70	6.25	9.50	9.3
5 Year Mortgage Rate	12.25	12.00	12.50	9.90	9.50	7.75	10.50	10.3
Prime Lending Rate	12.75	13.50	12.75	8.00	7.25	5.50	8.00	9.0
Bank of Canada Rate	11.17	12.47	11.78	7.67	7.36	4.11	7.43	8.3
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.7	0.8	1.2	2.0	2.3	2.8	8
October	0.6	0.7	0.8	0.8	2.0	2.4	2.6	2
Toronto, CMA: April	0.1	0.2	0.2	0.7	1.5	1.9	2.0	8
October	0.1	0.2	0.3	1.0	1.7	2.0	1.9	2
VACANCY RATES IN APARTMENTS with 3 Units or more	1987	1988	1989	1990	1991	1992	1993	1994
Ontario: April	0.8	0.8	0.9	1.3	2.2	2.5	2.9	9
October	0.9	0.8	0.9	1.3	2.2	2.6	2.7	4
Toronto, CMA: April	0.2	0.2	0.3	0.7	1.6	1.9	2.1	8
October	0.1	0.2	0.4	1.0	1.8	2.2	2.0	2

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$381	\$409	\$433	\$453	\$482	\$497	\$510	\$518
1-BR	\$472	\$493	\$528	\$557	\$590	\$612	\$627	\$641
2-BR	\$569	\$596	\$643	\$684	\$726	\$750	\$770	\$783
3-BR	\$700	\$738	\$789	\$833	\$877	\$900	\$922	\$934
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.87	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94
Bachelor	\$382	\$409	\$433	\$455	\$482	\$493	\$510	\$517
1-BR	\$472	\$493	\$528	\$559	\$592	\$609	\$627	\$642
2-BR	\$571	\$596	\$643	\$689	\$730	\$754	\$773	\$785
3-BR	\$702	\$738	\$789	\$835	\$880	\$899	\$925	\$937

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1988 - 1994: Annual Data, Jan-Feb.95 or February 1995 (where applicable)

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Canada	189,635	183,323	150,620	130,094	140,126	129,988	127,346	12,059
Ontario	86,944	81,026	53,341	46,123	48,693	38,847	41,560	3,710
Toronto, CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	2,133
B) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Canada	187,305	185,613	175,079	135,159	146,274	132,749	134,076	16,081
Ontario	78,416	86,856	69,367	53,802	55,416	44,333	43,441	5,720
Toronto, CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	3,051
C) UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Feb.95
Canada	113,427	109,935	83,813	77,716	69,747	65,953	59,204	55,152
Ontario	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,156
Toronto, CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,222
D) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Single-detached	46,843	43,841	24,076	21,224	22,571	21,121	25,422	1,870
Semi-detached	2,189	1,940	2,102	1,621	2,535	2,358	3,289	138
Row	9,076	8,412	8,255	9,287	8,707	7,033	6,984	741
Apartment	28,836	26,833	18,908	13,991	14,880	8,335	5,865	961
Total	86,944	81,026	53,341	46,123	48,693	38,847	41,560	3,710
E) COMPLETIONS BY STRUCTURE-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Single-detached	48,773	45,204	33,311	22,380	24,764	22,241	23,946	2,922
Semi-detached	2,329	2,064	2,149	1,814	2,291	2,415	3,103	392
Row	9,801	9,477	8,391	7,315	11,103	6,971	7,237	1,009
Apartment	17,513	30,111	25,516	22,293	17,258	12,706	9,155	1,397
Total	78,416	86,856	69,367	53,802	55,416	44,333	43,441	5,720
F) UNDER CONSTRUCTION-ONT.	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Feb.95
Single-detached	23,114	21,946	12,589	11,346	9,021	7,799	9,236	8,174
Semi-detached	1,004	885	843	637	903	930	1,114	854
Row	5,703	4,524	4,419	6,362	3,411	3,486	3,159	2,891
Apartment	37,717	33,437	26,099	17,743	14,801	9,912	6,669	6,237
Total	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,156
G) RENTAL STARTS *	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Canada	36,214	32,364	32,201	30,495	27,197	18,193	11,698	816
Ontario	12,830	11,436	12,158	14,519	13,798	7,974	4,148	314
Toronto, CMA	4,267	3,758	3,799	4,903	6,859	3,636	2,143	228
H) RENTAL COMPLETIONS *	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Canada	39,790	37,279	35,389	30,172	30,497	22,073	18,137	1,894
Ontario	12,807	13,064	14,157	13,064	15,073	10,972	7,951	1,092
Toronto, CMA	3,353	4,512	4,349	5,276	5,157	6,255	3,375	776

STARTS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Rental	12,830	11,436	12,158	14,519	13,798	7,974	4,148	314
Homeownership	51,568	47,472	28,104	24,813	27,917	26,332	32,516	2,412
Condominiums	20,833	20,213	11,435	4,240	2,798	3,287	3,866	958
CO-OP	1,623	1,170	1,212	2,531	4,151	1,253	1,026	26
Not defined	90	735	432	20	29	1	4	0
TOTAL	86,944	81,026	53,341	46,123	48,693	38,847	41,560	3,710
COMPLETIONS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Feb.95
Rental	12,807	13,064	14,157	13,064	15,073	10,972	7,951	1,092
Homeownership	53,446	49,391	37,265	25,984	29,756	27,341	30,542	3,826
Condominiums	10,455	22,018	16,647	13,219	6,496	3,005	3,171	802
CO-OP	1,708	2,383	1,298	1,535	4,091	3,015	1,777	0
TOTAL	78,416	86,856	69,367	53,802	55,416	44,333	43,441	5,720
DEMOLITION DATA BY TYPE								
ONTARIO (Annual Data)	1988	1989	1990	1991	1992	1993	1994	
Single	3,325	3,223	3,309	2,157	2,352	2,070	N/A	
Double	107	102	88	114	68	51	N/A	
Row	51	19	150	23	46	26	N/A	
Apts	225	257	513	551	281	337	N/A	
TOTAL	3,708	3,601	4,060	2,845	2,747	2,484	N/A	
TORONTO, CMA (Annual Data)	1988	1989	1990	1991	1992	1993	1994	
Single	1,516	1,243	1,353	727	791	733	N/A	
Double	6	7	13	5	4	4	N/A	
Row	2	2	103	7	9	10	N/A	
Apts	56	35	151	85	11	139	N/A	
TOTAL	1,580	1,287	1,620	824	815	886	N/A	
SEASONALLY ADJUSTED STARTS	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Feb.95
Canada	186,000	190,000	115,000	141,000	143,300	138,900	106,100	111,000
Ontario	81,000	76,000	33,000	49,600	46,300	46,800	35,300	39,100

CO-OP UNITS NOT INCLUDED

Sources: A - J,L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

	Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
SOCIALLY ASSISTED STARTS						
Total - Ontario	272	139	-48.9	634	183	-71.1
Rental - Ontario	264	113	-57.2	613	183	-70.1
Ownership - Ontario	0	0	-	0	0	-
Co-op - Ontario	8	26	225.0	21	0	-
SEASONALLY ADJUSTED STARTS						
Total - Canada	120,400	118,100	-1.9	125,900	111,000	-11.8
- Ontario	37,200	35,800	-3.8	39,800	39,100	-1.8
- Quebec	27,600	23,400	29.7	20,400	21,500	5.4
- B.C.	30,000	39,600	-22.0	42,600	28,700	-32.6
- Prairies	19,200	14,100	106.3	18,600	15,800	-15.1
- Atl.Prov.	6,400	5,200	120.3	4,500	5,900	31.1
TOTAL HOUSING STARTS						
Total - Canada	6,593	6,656	1.0	6,537	5,403	-17.3
- U.S.	66,100	71,900	8.8	72,100	69,000	-4.3
- Ontario	2,048	1,898	-7.3	1,858	1,812	-2.5
- Quebec	1,380	1,207	-12.5	686	674	-1.7
- B.C.	1,885	2,595	37.7	2,823	1,837	-34.9
- Prairies	1,067	782	-26.7	1,072	954	-11.0
- Atl.Prov.	213	174	-18.3	98	126	28.6
- Hamilton	310	203	-34.5	62	161	159.7
- Kitchener	67	103	53.7	104	126	21.2
- London	60	46	-23.3	311	29	-90.7
- Oshawa	189	146	-22.8	134	66	-50.7
- Ottawa	142	56	-60.6	157	39	-75.2
- St.Catharines/Niagara	81	92	13.6	37	22	-40.5
- Sudbury	58	10	-82.8	22	24	9.1
- Thunder Bay	41	0	-	3	0	-
- Toronto	662	954	44.1	876	1,179	34.6
- Windsor	64	71	10.9	31	41	32.3
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	1,137	1,045	-8.1	685	825	20.4
- Hamilton	84	94	11.9	47	52	10.6
- Kitchener	53	40	-24.5	39	62	59.0
- London	40	26	-35.0	49	27	-44.9
- Oshawa	130	136	4.6	30	59	96.7
- Ottawa	76	28	-63.2	51	19	-62.7
- St.Catharines/Niagara	19	26	36.8	25	16	-36.0
- Sudbury	54	10	-81.5	14	22	57.1
- Thunder Bay	3	0	-	3	0	-
- Toronto	434	446	2.8	293	456	55.6
- Windsor	36	65	80.6	29	38	31.0

		Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	125	78	-37.6	90	60	-33.3
	- Hamilton	6	0	-	2	2	0.0
	- Kitchener	4	2	-50.0	16	24	50.0
	- London	20	12	-40.0	8	2	-75.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	10	0	-	8	4	-50.0
	- St.Catharines/Niagara	8	12	50.0	6	6	0.0
	- Sudbury	0	0	-	8	0	-
	- Thunder Bay	2	0	-	0	0	-
	- Toronto	39	34	-12.8	28	2	-92.9
	- Windsor	2	4	100.0	2	0	-
Row	- Ontario	538	346	-35.7	272	395	45.2
	- Hamilton	68	19	-72.1	13	54	315.4
	- Kitchener	10	43	330.0	8	40	400.0
	- London	0	8	-	41	0	-
	- Oshawa	59	10	-83.1	10	7	-
	- Ottawa	48	17	-64.6	98	16	-83.7
	- St.Catharines/Niagara	54	54	0.0	6	0	-
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	169	190	12.4	92	246	167.4
	- Windsor	26	0	-	0	3	-
Apartment	- Ontario	248	429	73.0	811	532	-34.4
	- Hamilton	152	90	-40.8	0	53	-
	- Kitchener	0	18	-	41	0	-
	- London	0	0	-	213	0	-
	- Oshawa	0	0	-	94	0	-
	- Ottawa	8	11	37.5	0	0	-
	- St.Catharines/Niagara	0	0	-	0	0	-
	- Sudbury	4	0	-	0	2	-
	- Thunder Bay	36	0	-	0	0	-
	- Toronto	20	284	1320.0	463	475	2.6
	- Windsor	0	2	-	0	0	-
STARTS BY INTENDED MARKET							
Rental	- Canada	802	435	-45.8	1,094	381	-65.2
	- Ontario	345	121	-64.9	828	193	-76.7
Ownership	- Canada	3,908	3,253	-16.8	2,837	2,824	-0.5
	- Ontario	1,471	1,274	-13.4	923	1,138	23.3
Condo	- Canada	1,792	2,922	63.1	2,585	2,196	-15.0
	- Ontario	141	477	238.3	86	481	459.3
Co-op	- Canada	91	26	-71.4	21	0	-
	- Ontario	91	26	-71.4	21	0	-

		Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
CUMULATIVE SOCIALLY ASSISTED STARTS							
Total	- Ontario	272	139	-48.9	906	322	-64.5
Rental	- Ontario	264	113	12.1	877	296	-66.2
Ownership	- Ontario	0	0	-	0	0	-
Co-op	- Ontario	8	26	225.0	29	26	-10.3
CUMULATIVE STARTS							
Total	- Canada	6,593	6,656	1.0	13,130	12,059	-8.2
	- Ontario	2,048	1,898	-7.3	3,906	3,710	-5.0
	- Hamilton	310	203	-34.5	372	364	-2.2
	- Kitchener	67	103	53.7	171	229	33.9
	- London	60	46	-23.3	371	75	-79.8
	- Oshawa	189	146	-22.8	323	212	-34.4
	- Ottawa	142	56	-60.6	299	95	-68.2
	- St.Catharines/Niagara	81	92	13.6	118	114	-3.4
	- Sudbury	58	10	-82.8	80	34	-57.5
	- Thunder Bay	41	0	-	44	0	-
	- Toronto	662	954	44.1	1,538	2,133	38.7
	- Windsor	64	71	10.9	95	112	17.9
	- Barrie	23	21	-8.7	34	25	-26.5
	- Belleville	6	5	-16.7	8	11	37.5
	- Brantford	3	6	100.0	15	20	33.3
	- Cornwall	40	4	-90.0	48	8	-83.3
	- Guelph	32	27	-15.6	41	27	-34.1
	- Kingston	38	15	-60.5	42	34	-19.0
	- North Bay	0	8	-	0	8	-
	- Peterborough	4	6	50.0	6	8	33.3
	- Sarnia	14	4	-71.4	22	15	-31.8
	- SS Marie	3	6	100.0	3	6	100.0
CUMULATIVE STARTS BY INTENDED MARKET							
Rental	- Canada	802	435	-45.8	1,896	816	-57.0
	- Ontario	345	121	-64.9	1,173	314	-73.2
	- Hamilton	170	60	-64.7	183	60	-67.2
	- Kitchener	0	0	-	41	0	-
	- London	0	8	-	213	8	-96.2
	- Oshawa	8	0	-	102	0	-
	- Ottawa	10	0	-	10	8	-20.0
	- St.Catharines/Niagara	54	0	-	54	0	-
	- Sudbury	4	0	-	6	2	-66.7
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	32	53	65.6	495	228	-53.9
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	28	0	-	28	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Ownership - Canada	3,908	3,253	-16.8	6,745	6,077	-9.9
- Ontario	1,471	1,274	-13.4	2,394	2,412	0.8
- Hamilton	98	84	-14.3	147	128	-12.9
- Kitchener	67	85	26.9	130	182	40.0
- London	60	38	-36.7	117	67	-42.7
- Oshawa	181	146	-19.3	221	212	-4.1
- Ottawa	132	56	-57.6	289	87	-69.9
- St.Catharines/Niagara	27	54	100.0	58	76	31.0
- Sudbury	54	10	-81.5	74	32	-56.8
- Thunder Bay	5	0	-	8	0	-
- Toronto	517	537	3.9	870	1,216	39.8
- Windsor	38	71	86.8	69	112	62.3
- Barrie	23	21	-8.7	34	25	-26.5
- Belleville	6	5	-16.7	8	11	37.5
- Brantford	3	6	100.0	15	10	-33.3
- Cornwall	12	4	-66.7	20	8	-60.0
- Guelph	32	27	-15.6	41	27	-34.1
- Kingston	23	15	-34.8	27	34	25.9
- North Bay	0	8	-	0	8	-
- Peterborough	4	6	50.0	6	8	33.3
- Sarnia	14	4	-71.4	22	15	-31.8
- SS Marie	3	6	100.0	3	6	100.0
Condo - Canada	1,792	2,922	63.1	4,377	5,118	16.9
- Ontario	141	477	238.3	227	958	322.0
- Hamilton	42	59	40.5	42	176	319.0
- Kitchener	0	18	-	0	47	-
- London	0	0	-	41	0	-
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	0	12	-	6	12	100.0
- Sudbury	0	0	-	0	0	-
- Thunder Bay	36	-	-	36	0	-
- Toronto	37	364	883.8	76	689	806.6
- Windsor	26	0	-	26	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	10	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

	Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Co-op						
- Canada	91	26	-71.4	112	26	-76.8
- Ontario	91	26	-71.4	112	26	-76.8
- Hamilton	0	0	-	0	0	-
- Kitchener	0	0	-	0	0	-
- London	0	0	-	0	0	-
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	0	26	-	0	26	-
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	76	0	-	97	0	-
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	15	0	-	15	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

	Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
TOTAL HOUSING COMPLETIONS						
Total	8,906	8,757	-1.7	7,917	7,324	-7.5
- Canada	2,951	3,267	10.7	2,722	2,453	-9.9
- Ontario	1,103	1,230	11.5	970	893	-7.9
- Quebec	2,686	2,989	11.3	2,676	2,822	5.5
- B.C.	1,459	859	-41.1	1,041	796	-23.5
- Prairies	707	412	-41.7	508	360	-29.1
- Atl.Prov.	206	234	13.6	191	174	-8.9
- Hamilton	44	91	106.8	149	113	-24.2
- Kitchener	102	73	-28.4	380	54	-85.8
- London	163	131	-19.6	119	170	42.9
- Oshawa	180	178	-1.1	205	138	-32.7
- Ottawa	68	102	50.0	34	127	273.5
- St.Catharines/Niagara	86	37	-57.0	68	35	-48.5
- Sudbury	67	44	-34.3	26	18	-30.8
- Thunder Bay	1,396	1,932	38.4	806	1,119	38.8
- Toronto	95	67	-29.5	57	173	203.5
- Windsor						
ACTUAL COMPLETIONS BY STRUCTURE						
Single	1,708	1,575	-7.8	1,258	1,347	7.1
- Ontario	115	85	-26.1	76	88	15.8
- Hamilton	42	46	9.5	40	72	80.0
- Kitchener	69	39	-43.5	19	36	89.5
- London	110	80	-27.3	95	51	-46.3
- Oshawa	98	60	-38.8	55	55	0.0
- Ottawa	57	62	8.8	28	56	100.0
- St.Catharines/Niagara	82	19	-76.8	39	23	-41.0
- Sudbury	29	38	31.0	26	18	-30.8
- Thunder Bay	723	772	6.8	452	601	33.0
- Toronto	20	57	185.0	55	106	92.7
- Windsor						
Semi/Duplex	200	188	-6.0	182	204	12.1
- Ontario	4	8	100.0	2	34	1600.0
- Hamilton	2	10	400.0	10	24	140.0
- Kitchener	14	24	71.4	8	8	0.0
- London	4	4	0.0	0	0	-
- Oshawa	10	10	0.0	4	0	-
- Ottawa	4	18	350.0	28	14	-50.0
- St.Catharines/Niagara	4	4	0.0	12	2	-83.3
- Sudbury	2	6	200.0	0	0	-
- Thunder Bay	98	76	-22.4	96	90	-6.3
- Toronto	8	6	-25.0	2	4	100.0
- Windsor						

		Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	560	495	-11.6	499	514	3.0
	- Hamilton	30	44	46.7	109	52	-52.3
	- Kitchener	0	35	-	96	17	-82.3
	- London	19	8	-57.9	10	10	0.0
	- Oshawa	49	47	-4.1	24	25	4.2
	- Ottawa	68	80	17.6	67	63	-6.0
	- St.Catharines/Niagara	7	22	214.3	0	57	-
	- Sudbury	0	14	-	0	8	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	237	213	-10.1	74	239	223.0
	- Windsor	95	4	-95.8	0	5	-
Department	- Ontario	483	1,009	108.9	783	388	-50.4
	- Hamilton	57	97	70.2	4	0	-
	- Kitchener	0	0	-	3	0	-
	- London	0	2	-	343	0	-
	- Oshawa	0	0	-	0	94	-
	- Ottawa	4	28	600.0	79	20	-74.7
	- St.Catharines/Niagara	0	0	-	0	0	-
	- Sudbury	0	0	-	17	2	-88.2
	- Thunder Bay	36	0	-	0	0	-
	- Toronto	338	871	157.7	184	189	2.7
	- Windsor	0	0	-	0	58	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	1,221	1,327	8.7	1,569	567	-63.9
	- Ontario	575	798	38.8	905	294	-67.5
Ownership	- Canada	5,512	4,858	-11.9	4,605	4,256	-7.6
	- Ontario	2,142	2,057	-4.0	1,634	1,769	8.3
Condo	- Canada	2,107	2,526	19.9	1,735	2,501	44.1
	- Ontario	194	412	112.4	183	390	113.1
Co-op	- Canada	66	46	-30.3	8	0	-
	- Ontario	40	0	-	0	0	-

	Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
CUMULATIVE TOTAL COMPLETIONS						
Total	8,906	8,757	-1.7	16,823	16,081	-4.4
- Canada	2,951	3,267	10.7	5,673	5,720	0.8
- Ontario	206	234	13.6	397	408	2.8
- Hamilton	44	91	106.8	193	204	5.7
- Kitchener	102	73	-28.4	482	127	-73.7
- London	163	131	-19.6	282	301	6.7
- Oshawa	180	178	-1.1	385	316	-17.9
- Ottawa	68	102	50.0	102	229	124.5
- St.Catharines/Niagara	86	37	-57.0	154	72	-53.2
- Sudbury	67	44	-34.3	93	62	-33.3
- Thunder Bay	1,396	1,932	38.4	2,202	3,051	38.6
- Toronto	95	67	-29.5	152	240	57.9
- Windsor	55	47	-14.5	132	67	-49.2
- Barrie	2	13	550.0	88	27	-69.3
- Belleville	31	35	12.9	91	65	-28.6
- Brantford	21	6	-71.4	35	20	-42.9
- Cornwall	29	26	-10.3	127	44	-65.4
- Guelph	46	30	-34.8	75	54	-28.0
- Kingston	3	14	366.7	17	29	70.6
- North Bay	69	18	-73.9	142	34	-76.1
- Peterborough	23	3	-87.0	29	16	-44.8
- Sarnia	69	25	-63.8	71	33	-53.5
- SS Marie						
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Rental	1,221	1,327	8.7	2,790	1,894	-32.1
- Canada	575	798	38.8	1,480	1,092	-26.2
- Ontario	57	97	70.2	140	99	-29.3
- Hamilton	0	0	-	79	0	-
- Kitchener	15	0	-	358	0	-
- London	0	8	-	0	102	-
- Oshawa	9	28	211.1	88	38	-56.8
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	0	6	-	17	8	-52.9
- Sudbury	38	2	-94.7	38	2	-94.7
- Thunder Bay	338	656	94.1	412	776	88.3
- Toronto	4	0	-	4	56	1300.0
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	50	4	-92.0
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	12	6	-50.0
- Cornwall	0	0	-	72	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	2	0	-
- North Bay	50	0	-	89	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	60	0	-	60	0	-
- SS Marie						

		Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT							
Ownership	- Canada	5,512	4,858	-11.9	10,117	9,114	-9.9
	- Ontario	2,142	2,057	-4.0	3,776	3,826	1.3
	- Hamilton	147	107	-27.2	238	211	-11.3
	- Kitchener	44	91	106.8	101	198	96.0
	- London	83	65	-21.7	110	109	-0.9
	- Oshawa	139	112	-19.4	254	163	-35.8
	- Ottawa	171	116	-32.2	297	228	-23.2
	- St.Catharines/Niagara	61	88	44.3	95	183	92.6
	- Sudbury	86	23	-73.3	137	48	-65.0
	- Thunder Bay	29	42	44.8	55	60	9.1
	- Toronto	921	994	7.9	1,543	1,807	17.1
	- Windsor	91	67	-26.4	148	184	24.3
	- Barrie	55	47	-14.5	132	67	-49.2
	- Belleville	2	13	550.0	38	23	-39.5
	- Brantford	31	18	-41.9	77	37	-51.9
	- Cornwall	21	6	-71.4	23	14	-39.1
	- Guelph	9	26	188.9	35	44	25.7
	- Kingston	46	30	-34.8	75	54	-28.0
	- North Bay	3	14	366.7	15	29	93.3
	- Peterborough	19	18	-5.3	42	19	-54.8
	- Sarnia	23	3	-87.0	29	16	-44.8
	- SS Marie	9	25	177.8	11	33	200.0
Indo	- Canada	2,107	2,526	19.9	3,842	5,027	30.8
	- Ontario	194	412	112.4	377	802	112.7
	- Hamilton	2	30	1400.0	19	98	415.8
	- Kitchener	0	0	-	13	6	-53.8
	- London	4	8	100.0	14	18	28.6
	- Oshawa	24	11	-54.2	28	36	28.6
	- Ottawa	0	34	-	0	50	-
	- St.Catharines/Niagara	7	14	100.0	7	46	557.1
	- Sudbury	0	8	-	0	16	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	137	282	105.8	247	468	89.5
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	17	-	14	28	100.0
	- Cornwall	0	0	-	0	0	-
	- Guelph	20	0	-	20	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	11	15	36.4
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan.94	Jan.95	% Chg.	Jan-Feb.94	Jan-Feb.95	% Chg.
<i>CUMULATIVE COMPLETIONS BY INTENDED MKT.</i>						
Co-op						
- Canada	66	46	-30.3	74	46	-37.8
- Ontario	40	0	-	40	0	-
- Hamilton	0	0	-	0	0	-
- Kitchener	0	0	-	0	0	-
- London	0	0	-	0	0	-
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	0	-
- St.Catharines/Niagara	0	0	-	0	0	-
- Sudbury	0	0	-	0	0	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	0	0	-	0	0	-
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	63,598	57,113	-10.2	62,192	55,152	-11.3
	- Ontario	21,225	18,809	-11.4	20,314	18,156	-10.6
	- Quebec	8,441	6,502	-23.0	8,161	6,286	-23.0
	- B.C.	23,676	22,643	-4.4	23,831	21,641	-9.2
	- Prairies	7,271	6,680	-8.1	7,307	6,826	-6.6
	- Atl.Prov.	2,985	2,479	-17.0	2,579	2,243	-13.0
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	7,222	8,706	20.5	6,657	8,174	22.8
Semi	- Ontario	857	1,000	16.7	761	854	12.2
Row	- Ontario	3,456	3,010	-12.9	3,202	2,891	-9.7
Apartment	- Ontario	9,690	6,093	-37.1	9,694	6,237	-35.7
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	2,466	2,031	-17.6	1,980	1,611	-18.6
	- Toronto	1,171	1,351	15.4	921	929	0.9
	- Ottawa	166	101	-39.2	188	78	-58.5
Single	- Ontario	923	859	-6.9	1,039	879	-15.4
	- Toronto	475	509	7.2	411	468	13.9
	- Ottawa	45	21	-53.3	61	12	-80.3
Doubles	- Ontario	122	122	0.0	129	128	-0.8
	- Toronto	29	72	148.3	39	49	25.6
	- Ottawa	6	4	-33.3	6	0	-
Row	- Ontario	404	758	87.6	236	384	62.7
	- Toronto	221	578	161.5	44	312	609.1
	- Ottawa	99	70	-29.3	107	18	-83.2
Apartment	- Ontario	906	216	-76.2	504	79	-84.3
	- Toronto	365	162	-55.6	388	1	-99.7
	- Ottawa	9	0	-	0	41	-
Cottages	- Ontario	3	5	66.7	6	3	-50.0
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	108	71	-34.3	66	138	109.1
	- Toronto	81	30	-63.0	39	99	153.8
	- Ottawa	7	6	-14.3	14	7	-50.0
INTEREST RATES							
Yr Mortgage	- Canada	5.75	10.00	73.9	5.75	9.63	67.5
Yr Mortgage	- Canada	7.25	10.75	48.3	7.25	10.38	43.2
Prime Rate	- Canada	5.50	9.25	68.2	5.50	9.50	72.7
Bank Rate	- Canada	3.88	8.38	116.0	4.10	8.38	104.4
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.52	0.50	-3.8	0.54	0.50	-7.4
	- Ontario	0.62	0.54	-12.9	0.62	0.54	-12.9

		Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	131.3	132.1	0.6	130.3	132.7	1.8
	- Ontario	131.9	133.1	0.9	131.1	133.8	2.1
	- Toronto	132.4	134.0	1.2	131.9	134.5	2.0
	- Ottawa	131.1	133.6	1.9	130.3	134.2	3.0
	- Thunder Bay	130.3	131.7	1.1	128.7	132.4	2.9
Housing	- Canada	128.4	129.5	0.9	128.6	129.7	0.9
	- Ontario	130.7	132.0	1.0	131.0	132.3	1.0
	- Toronto	131.2	N/A	-	131.6	N/A	-
	- Ottawa	128.7	N/A	-	128.5	N/A	-
	- Thunder Bay	127.3	N/A	-	127.7	N/A	-
Shelter	- Canada	132.2	133.7	1.1	132.2	133.7	1.1
	- Ontario	135.0	137.0	1.5	135.2	137.4	1.6
	- Toronto	135.0	136.9	1.4	135.3	137.3	1.5
	- Ottawa	132.3	135.0	2.0	132.5	135.1	2.0
	- Thunder Bay	132.8	134.4	1.2	132.8	134.7	1.4
Owned Accom.	- Canada	133.4	134.1	0.5	133.1	134.2	0.8
	- Ontario	137.0	137.3	0.2	136.6	137.7	0.8
	- Toronto	137.7	137.6	-0.1	137.3	138.0	0.5
	- Ottawa	130.8	132.3	1.1	130.6	132.3	1.3
	- Thunder Bay	133.2	133.7	0.4	132.9	134.2	1.0
Rented Accom.	- Canada	129.1	131.0	1.5	129.2	131.1	1.5
	- Ontario	133.5	135.8	1.7	133.7	136.1	1.8
	- Toronto	133.2	135.6	1.8	133.5	135.9	1.8
	- Ottawa	135.4	138.0	1.9	135.6	138.2	1.9
	- Thunder Bay	127.5	129.4	1.5	128.0	129.7	1.3
Rent	- Canada	129.7	131.7	1.5	129.8	131.9	1.6
	- Ontario	133.9	136.4	1.9	134.1	136.7	1.9
	- Toronto	133.6	N/A	-	133.9	N/A	-
	- Ottawa	135.8	N/A	-	136.0	N/A	-
	- Thunder Bay	127.6	N/A	-	128.2	N/A	-
LABOR FORCE (000s)							
Seasonally Adj.	- Canada	14,740	14,943	1.4	14,771	14,910	0.9
	- Ontario	5,670	5,742	1.3	5,684	5,742	1.0
Unadjusted	- Canada	14,404	14,600	1.4	14,488	14,605	0.8
	- Ontario	5,570	5,638	1.2	5,592	5,646	1.0
EMPLOYMENT (000s)							
Seasonally Adj.	- Canada	13,061	13,494	3.3	13,139	13,474	2.5
	- Ontario	5,058	5,249	3.8	5,079	5,238	3.1
Unadjusted	- Canada	12,634	13,058	3.4	12,765	13,091	2.6
	- Ontario	4,931	5,115	3.7	4,966	5,118	3.1
UNEMPLOYMENT RATE							
Seasonally Adj.	- Canada	11.4	9.7	-14.9	11.0	9.6	-12.7
	- Ontario	10.8	8.6	-20.4	10.6	8.8	-17.0
Unadjusted	- Canada	12.3	10.6	-13.8	11.9	10.4	-12.6
	- Ontario	11.5	9.3	-19.1	11.2	9.4	-16.1
	- Quebec	14.1	13.2	-6.4	13.6	12.6	-7.4
	- B.C.	11.4	9.8	-14.0	11.3	9.9	-12.4

	Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	10.1	8.4	-16.8	9.4	8.0	-14.9
- Manitoba	11.7	8.5	-27.4	11.4	8.4	-26.3
- Saskatchewan	9.0	7.0	-22.2	8.3	7.4	-10.8
- New Brunswick	13.8	13.8	0.0	13.3	13.2	-0.8
- Newfoundland	21.3	19.6	-8.0	19.9	18.7	-6.0
- Nova Scotia	15.8	13.9	-12.0	15.1	13.2	-12.6
- P.E.I.	23.0	19.1	-17.0	23.6	19.5	-17.4
- Hamilton	9.0	7.7	-14.4	9.1	7.6	-16.5
- Kitchener	8.0	5.5	-31.3	7.5	6.5	-13.3
- London	8.2	7.2	-12.2	8.2	8.2	0.0
- Oshawa	13.7	6.8	-50.4	14.4	6.9	-52.1
- Ottawa-Hull	9.0	8.1	-10.0	9.4	9.1	-3.2
- St.Catharines/Niagara	12.7	9.1	-28.3	12.6	10.0	-20.6
- Sudbury	11.0	7.5	-31.8	13.8	8.3	-39.9
- Thunder Bay	11.4	9.1	-20.2	11.7	9.1	-22.2
- Toronto	11.5	8.8	-23.5	11.5	8.8	-23.5
- Windsor	11.2	7.1	-36.6	12.2	7.6	-37.7
TOTAL EMPLOYMENT (000s)						
- Hamilton	308.9	305.6	-1.1	308.9	305.6	-1.1
- Kitchener	193.9	206.8	6.7	194.3	203.4	4.7
- London	168.3	212.2	26.1	168.1	207.3	23.3
- Oshawa	111.3	131.2	17.9	110.9	130.1	17.3
- Ottawa-Hull	445.6	519.0	16.5	449.2	513.7	14.4
- St.Catharines/Niagara	138.9	152.9	10.1	139.5	151.1	8.3
- Sudbury	65.8	79.4	20.7	62.9	77.7	23.5
- Thunder Bay	56.0	63.2	12.9	54.9	62.0	12.9
- Toronto	1,733.2	2,080.2	20.0	1,719.6	2,086.2	21.3
- Windsor	118.1	130.3	10.3	117.1	128.0	9.3
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	12.2	17.0	39.3	12.8	16.5	28.9
- Kitchener	8.1	10.4	28.4	7.2	8.9	23.6
- London	7.6	8.2	7.9	7.4	7.9	6.8
- Oshawa	6.2	6.2	0.0	5.7	5.7	0.0
- Ottawa-Hull	24.4	26.9	10.2	23.8	21.6	-9.2
- St.Catharines/Niagara	6.6	7.0	6.1	6.1	6.0	-1.6
- Sudbury	-	0.0	-	-	0.0	-
- Thunder Bay	-	7.7	-	-	7.5	-
- Toronto	67.4	103.3	53.3	65.7	99.0	50.7
- Windsor	5.6	5.8	3.6	6.0	6.2	3.3
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	3.9	5.6	40.8	4.1	5.4	30.3
- Kitchener	4.2	5.0	20.4	3.7	4.4	18.1
- London	4.5	3.9	-14.4	4.4	3.8	-13.4
- Oshawa	5.6	4.7	-15.2	5.1	4.4	-14.8
- Ottawa-Hull	5.5	5.2	-5.3	5.3	4.2	-20.6
- St.Catharines/Niagara	4.8	4.6	-3.7	4.4	4.0	-9.2
- Sudbury	-	-	-	-	-	-
- Thunder Bay	-	12.2	-	-	12.1	-
- Toronto	3.9	5.0	27.7	3.8	4.7	24.2
- Windsor	4.7	4.5	-6.1	5.1	4.8	-5.5

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.1	127.6	0.4	126.6	127.2	0.5
- Kitchener/Waterloo	125.0	123.4	-1.3	122.6	122.1	-0.4
- London	146.4	146.9	0.3	146.1	143.2	-2.0
- Ottawa/Hull	122.9	122.8	-0.1	122.7	121.8	-0.7
- St.Catharines/Niagara	123.6	121.8	-1.5	122.4	120.7	-1.4
- Toronto	136.4	137.8	1.0	136.0	138.3	1.7
- Windsor	126.4	128.8	1.9	126.4	128.8	1.9
- Sudbury/Thunder Bay	135.9	137.7	1.3	136.2	137.6	1.0
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.4	128.7	1.8	125.5	128.1	2.1
- Kitchener/Waterloo	117.4	117.1	-0.3	116.9	115.3	-1.4
- London	145.1	145.8	0.5	144.7	140.9	-2.6
- Ottawa/Hull	118.4	118.5	0.1	118.2	117.2	-0.8
- St.Catharines/Niagara	120.5	118.9	-1.3	119.9	117.5	-2.0
- Toronto	120.2	122.0	1.5	119.5	122.7	2.7
- Windsor	121.3	122.8	1.2	121.3	122.8	1.2
- Sudbury/Thunder Bay	135.2	137.1	1.4	135.8	137.1	1.0
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	128.5	125.7	-2.2	128.5	125.7	-2.2
- Kitchener/Waterloo	152.1	147.5	-3.0	145.8	147.5	1.2
- London	164.2	164.2	0.0	164.1	164.4	0.2
- Ottawa/Hull	143.3	142.6	-0.5	143.3	142.6	-0.5
- St.Catharines/Niagara	128.6	126.6	-1.6	126.3	126.6	0.2
- Toronto	182.5	182.9	0.2	182.8	182.9	0.1
- Windsor	148.4	153.7	3.6	148.4	153.7	3.6
- Sudbury/Thunder Bay	139.4	141.9	1.8	139.4	141.9	1.8
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$158,340	\$155,158	-2.0	\$160,985	\$154,999	-3.7
- Ontario	\$157,519	\$153,945	-2.3	\$160,973	\$159,955	-0.6
- Hamilton	\$142,055	\$135,277	-4.8	\$143,988	\$136,393	-5.3
- Kitchener & Waterloo	\$135,410	\$133,162	-1.7	\$143,158	\$138,667	-3.1
- London & St.Thomas	\$132,477	\$131,581	-0.7	\$132,780	\$130,279	-1.9
- Oshawa & District	\$132,161	N/A	-	\$137,986	N/A	-
- Ottawa & Carleton	\$145,417	N/A	-	\$145,519	\$147,087	1.1
- St.Catharines & District	\$119,735	\$119,906	0.1	\$128,968	N/A	-
- Sudbury	\$113,643	\$123,118	8.3	\$112,765	\$104,193	-7.6
- Thunder Bay	\$115,637	\$103,593	-10.4	\$117,608	\$108,928	-7.4
- Toronto	\$199,916	\$199,759	-0.1	\$204,264	\$208,225	1.9
- Windsor & Essex	\$124,910	\$116,724	-6.6	\$118,346	\$119,451	0.9

HOUSE SALES & NEW LISTINGS

	Jan.94	Jan.95	% Chg.	Feb.94	Feb.95	% Chg.
MLS RESIDENTIAL RESALES						
- Canada	17,115	13,578	-20.7	27,741	17,010	-38.7
- Ontario	7,074	5,303	-25.0	11,852	6,931	-41.5
- Hamilton	468	400	-14.5	703	483	-31.3
- Kitchener & Waterloo	189	163	-13.8	387	227	-41.3
- London & St. Thomas	336	269	-19.9	539	326	-39.5
- Oshawa & District	279	N/A	-	473	N/A	-
- Ottawa & Carleton	285	N/A	-	426	306	-28.2
- St. Catharines & District	145	104	-28.3	239	N/A	-
- Sudbury	108	88	-18.5	153	101	-34.0
- Thunder Bay	67	57	-14.9	126	94	-25.4
- Toronto	2,374	1,791	-24.6	4,245	2,455	-42.2
- Windsor & Essex	320	197	-38.4	452	272	-39.8
MLS NEW RESIDENTIAL LISTINGS						
- Canada	58,471	62,547	7.0	62,788	58,930	-6.1
- Ontario	22,865	23,282	1.8	24,557	23,275	-5.2
- Hamilton	1,714	1,803	5.2	1,841	1,893	2.8
- Kitchener & Waterloo	743	825	11.0	649	645	-0.6
- London & St. Thomas	1,389	1,539	10.8	1,443	1,381	-4.3
- Oshawa & District	704	N/A	-	795	N/A	-
- Ottawa & Carleton	1,851	N/A	-	1,939	1,566	-19.2
- St. Catharines & District	611	626	2.5	616	N/A	-
- Sudbury	548	502	-8.4	469	498	6.2
- Thunder Bay	204	217	6.4	219	185	-15.5
- Toronto	6,224	6,778	8.9	7,568	7,144	-5.6
- Windsor & Essex	-	600	-	835	670	-19.8

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY

	3rd/Q.93	3rd/Q.94	% Chg.	4th/Q.93	4th/Q.94	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	159,500	153,200	-3.9	162,400	138,800	-14.5
- Ontario	43,500	48,600	11.7	53,800	46,400	-13.8
- Quebec	37,400	31,700	-15.2	29,500	22,700	-23.1
- B.C.	44,500	38,500	-13.5	44,000	38,400	-12.7
- Prairies	22,400	23,500	4.9	22,500	21,300	-5.3
- Atlantic Provinces	11,700	10,900	-6.8	12,600	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	46,961	43,904	-6.5	40,189	34,888	-13.2
- Ontario	13,422	14,997	11.7	13,004	11,224	-13.7
- Quebec	8,873	7,753	-12.6	7,797	6,031	-22.6
- B.C.	12,201	10,427	-14.5	10,769	9,682	-10.1
- Prairies	8,458	6,731	-20.4	5,749	5,567	-3.2
- Atlantic Provinces	4,007	3,996	-0.3	2,870	2,384	-16.9
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	8,061	9,928	23.2	6,942	7,217	4.0
Semi/Duplex - Ontario	740	1,017	37.4	799	856	7.1
Row - Ontario	2,281	2,340	2.6	1,919	1,602	-16.5
Apartment - Ontario	2,340	1,712	-26.8	3,344	1,549	-53.7
TOTAL HOUSING COMPLETIONS						
- Canada	52,563	53,463	1.7	41,345	42,699	3.3
- Ontario	17,070	15,072	-11.7	12,783	15,168	18.7
- Quebec	14,171	16,333	15.3	6,738	6,481	-3.8
- B.C.	12,277	11,134	-9.3	11,369	10,868	-4.4
- Prairies	5,890	7,368	25.1	6,763	6,253	-7.5
- Atlantic Provinces	3,155	3,556	12.7	3,692	3,929	6.4
COMPLETIONS BY STRUCTURE						
Single - Ontario	8,281	9,275	12.0	7,683	8,723	13.5
Semi/Duplex - Ontario	696	1,120	60.9	781	992	27.0
Row - Ontario	2,268	2,124	-6.3	2,130	2,282	7.1
Apartment - Ontario	5,825	2,553	-56.2	2,189	3,171	44.9
UNITS UNDER CONSTRUCTION						
- Canada	81,856	79,492	-2.9	79,761	71,562	-10.3
- Ontario	25,197	26,363	4.6	25,047	22,444	-10.4
- Quebec	9,120	8,188	-10.2	9,811	7,730	-21.2
- B.C.	29,532	28,381	-3.9	28,948	27,205	-6.0
- Prairies	10,533	9,555	-9.3	9,307	8,745	-6.0
- Atlantic Provinces	7,474	7,005	-6.3	6,648	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,106	12,868	15.9	10,243	11,306	10.4
Semi/Duplex - Ontario	988	1,337	35.3	1,002	1,172	17.0
Row - Ontario	3,844	3,963	3.1	3,655	3,264	-10.7
Apartment - Ontario	9,259	8,195	-11.5	10,147	6,702	-34.0

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	3rd/Q.93	3rd/Q.94	% Chg.	4th/Q.93	4th/Q.94	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	117.6	120.1	2.1	117.6	120.6	2.6
- Toronto	120.4	123.8	2.8	120.6	124.3	3.1
- Ottawa/Hull	126.3	128.9	2.1	126.7	129.6	2.3
- Montreal	111.7	113.3	1.4	111.9	113.9	1.8
- Vancouver	122.5	125.1	2.1	123.0	125.6	2.1
RESALE HOUSE PRICES						
- Canada	\$151,431	\$155,351	2.6	\$152,555	\$158,312	3.8
- Ontario	\$155,665	\$158,379	1.7	\$156,055	\$160,499	2.8
- Hamilton	\$145,892	\$140,025	-4.0	\$140,132	\$141,040	0.6
- Kitchener & Waterloo	\$136,899	\$140,087	2.3	\$139,210	\$142,099	2.1
- London & St. Thomas	\$135,893	\$145,166	6.8	\$135,388	\$130,231	-3.8
- Oshawa & District	\$135,398	\$137,004	1.2	\$132,505	N/A	-
- Ottawa & Carleton	\$147,047	\$147,682	0.4	\$143,714	\$146,847	2.2
- St. Catharines & District	\$122,809	\$126,457	3.0	\$125,782	\$125,026	-0.6
- Sudbury	\$113,855	\$115,031	1.0	\$113,017	\$107,733	-4.7
- Thunder Bay	\$113,233	\$115,415	1.9	\$114,522	\$107,798	-5.9
- Toronto	\$204,268	\$210,825	3.2	\$200,872	\$207,113	3.1
- Windsor & Essex	\$110,034	\$114,488	4.0	\$112,681	\$119,513	6.1
GROSS DOMESTIC PRODUCT (SAAR)						
Market Prices (\$ Millions) *						
- Canada	\$713,524	\$753,324	5.6	\$723,364	\$766,436	6.0
- Ontario	\$283,302	\$302,442	6.8	\$289,591	\$308,134	6.4
Constant 1986 Prices (\$ Millions) *						
- Canada	\$571,684	\$599,232	4.8	\$576,792	\$609,180	5.6
- Ontario	\$223,670	\$237,545	6.2	\$229,875	\$242,292	5.4

Revised Figures

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - ANNUAL

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total						
- Ontario	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Hamilton	51	-62.5	72	41.2	97	34.7
- Kitchener	43	-41.1	57	32.6	40	-29.8
- London	57	-68.3	106	86.0	34	-67.9
- Oshawa	33	-50.0	16	-51.5	36	125.0
- Ottawa	464	41.5	323	-30.4	174	-46.1
- St. Catharines/Niagara	83	-22.4	82	-1.2	78	-4.9
- Sudbury	21	425.0	56	166.7	53	-5.4
- Thunder Bay	95	-36.7	73	-23.2	53	-27.4
- Toronto	824	-49.1	815	-1.1	886	8.7
- Windsor	120	33.3	97	-19.2	74	-23.7
Single						
- Ontario	2,157	-34.8	2,352	9.0	2,070	-12.0
- Toronto	727	-46.3	791	8.8	733	-7.3
Double						
- Ontario	114	29.5	68	-40.4	51	-25.0
- Toronto	5	-61.5	4	-20.0	4	0.0
Row						
- Ontario	23	-84.7	46	100.0	26	-43.5
- Toronto	7	-93.2	9	28.6	10	11.1
Apartment						
- Ontario	551	7.4	281	-49.0	337	19.9
- Toronto	85	-43.7	11	-87.1	139	1163.6
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto	1993	% Chg.	1994	% Chg.	1995	% Chg.
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)	\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)	\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
TOWNHOUSE						
(with single car garage)	\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)	\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)	\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK						
Speculative NHA (no garage)	\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)	\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)	\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)	\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)	\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
-TOWNHOUSE (with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
HOUSING STOCK (OCCUPIED & VACANT)	1991	% Chg.	1992	% Chg.	1993	% Chg.
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

**REPAIRS & RENOVATIONS
ANNUAL**

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$688,391	2.0	\$711,658	3.4	\$748,606	5.2
- Ontario	\$277,454	1.9	\$283,077	2.0	\$299,162	5.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	1.3	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
All Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Shelter						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Rent						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

* Revised figures.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

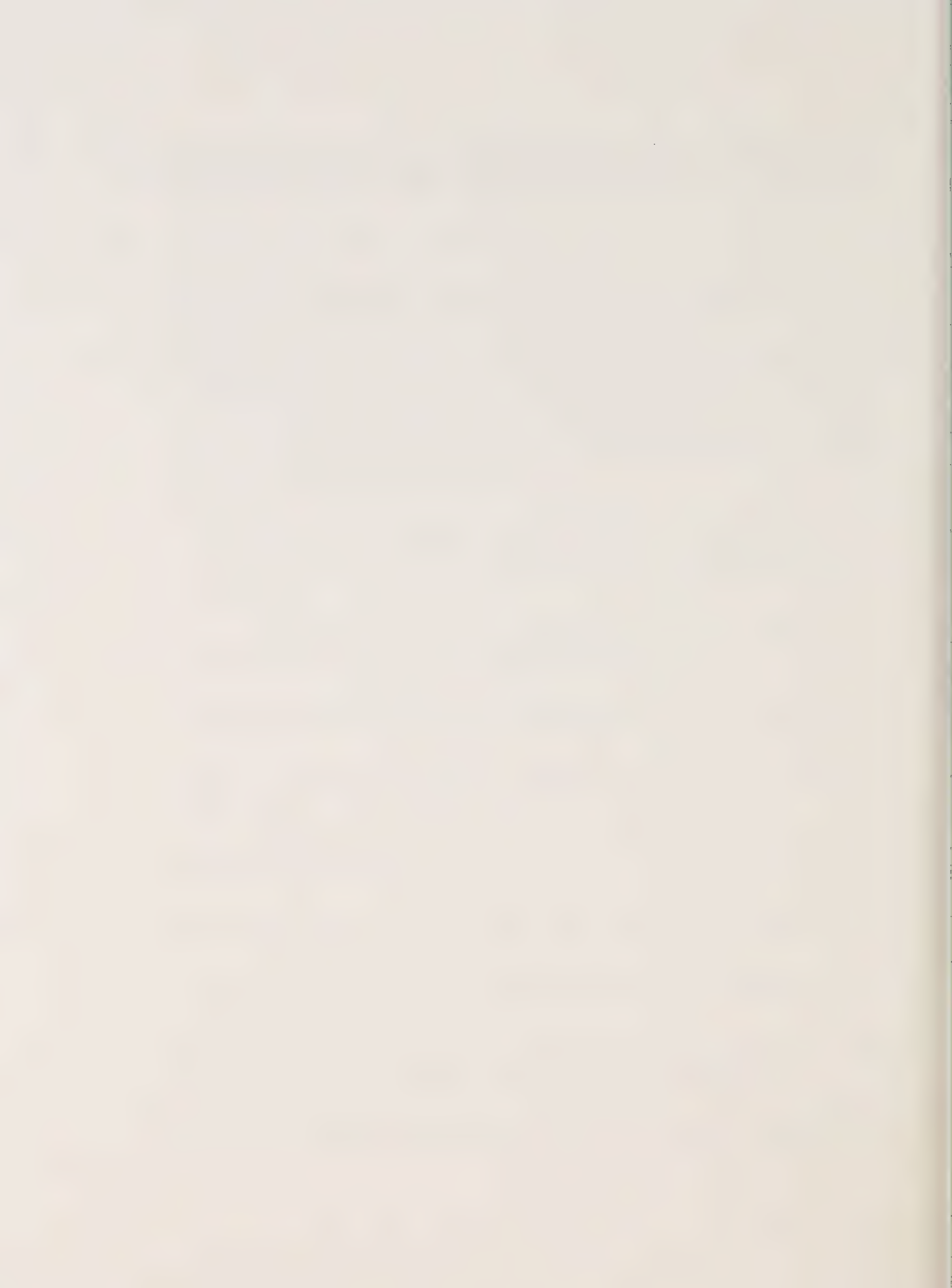
Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

- 17) The Consumer Price Index (CPI) methodology was revised in January 1995. The basket of goods and services used to calculate the CPI was updated to reflect changes

in consumer spending patterns. The 1986 spending pattern was replaced with 1992 consumer spending patterns. However, the time base remains 1986=100.



CAZON
Ho 400
-H57

HOUSING STATISTICS

March-April 1995



Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

HOUSING STATISTICS

March-April 1995

Prepared by: Ministry of Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS	
MONTHLY STATISTICS	PAGE
HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Municipalities	14
MLS RESIDENTIAL SALES Canada, Ontario & Selected Municipalities	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1988 - 1994: Annual Data, 1st Quarter 1995, Jan-Apr.95,
or April 1995 (where applicable)

ALL AREAS

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	1Q/95
Canada	222,562	215,382	181,630	156,197	168,271	155,443	154,057	19,302
Ontario	99,924	93,337	62,649	52,794	55,772	45,140	46,645	6,042
Toronto, CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	3,435
B) SEASONALLY ADJUSTED STARTS	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	1Q/95
Canada	231,000	220,000	147,000	167,600	164,600	162,200	141,700	127,400
Ontario	106,000	89,000	45,000	59,500	51,000	51,000	43,900	41,900
Toronto, CMA	N/A	45,000	17,000	13,000	21,600	16,500	14,000	18,700
C) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	1Q/95
Canada	216,532	217,371	206,163	160,014	173,245	161,794	162,085	26,200
Ontario	88,727	99,817	80,562	59,622	63,134	51,130	49,106	8,577
Toronto, CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	3,970
D) UNITS UNDER CONSTRUCTION	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	1Q/95
Canada	131,452	127,563	100,672	95,035	87,518	79,761	71,562	64,561
Ontario	74,465	66,695	47,808	40,599	31,653	25,047	22,444	19,888
Toronto, CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,609
E) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q/95
Single-detached	57,099	53,511	32,425	26,290	27,868	26,240	30,036	2,953
Semi-detached	2,432	2,248	2,338	1,730	2,611	2,537	3,421	226
Row	9,902	8,950	8,462	9,472	9,246	7,448	7,226	1,065
Apartment	30,491	28,628	19,424	15,302	16,047	8,915	5,962	1,798
Total	99,924	93,337	62,649	52,794	55,772	45,140	46,645	6,042
F) COMPLETIONS - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q/95
Single-detached	58,072	54,732	43,130	27,499	30,193	27,470	28,876	5,202
Semi-detached	2,552	2,336	2,499	1,986	2,365	2,544	3,216	576
Row	10,168	10,182	8,725	7,447	11,590	7,345	7,542	1,303
Apartment	17,935	32,567	26,208	22,690	18,986	13,771	9,472	1,496
Total	88,727	99,817	80,562	59,622	63,134	51,130	49,106	8,577
G) UNDER CONSTRUCTION - ONTARIO	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	1Q/95
Single-detached	27,715	26,624	15,596	14,225	11,592	10,243	11,306	9,044
Semi-detached	1,121	1,035	910	650	914	1,002	1,172	830
Row	6,305	4,773	4,651	6,635	3,623	3,655	3,264	3,013
Apartment	39,324	34,263	26,651	19,089	15,524	10,147	6,702	7,001
Total	74,465	66,695	47,808	40,599	31,653	25,047	22,444	19,888

H) BUILDING PERMITS	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	234,132	221,037	174,937	166,261	169,047	158,476	156,931	34,222
Ontario	107,370	94,801	61,575	60,089	54,272	45,480	49,395	10,739
Toronto,CMA	42,382	32,725	16,441	21,746	19,607	15,251	19,739	5,818
I) MLS RESIDENTIAL HOUSE PRICE	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094	\$153,018
Ontario	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263	\$157,854
Toronto Area	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922	\$207,898
J) MLS RESIDENTIAL SALES	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	319,480	322,733	250,028	300,952	326,850	302,427	301,028	74,970
Ontario	160,578	142,911	102,792	126,164	131,381	121,071	129,957	31,633
Toronto Area	49,381	38,960	26,778	38,144	41,703	38,990	44,237	10,668
K) CONSUMER PRICE INDEX (1986=100)	1988	1989	1990	1991	1992	1993	1994	Apr.95
Canada -All Items	108.6	114.0	119.5	126.2	128.1	130.4	130.7	133.4
-Housing	108.6	114.3	119.5	124.7	126.4	128.0	128.5	129.7
Ontario -All Items	110.0	116.4	122.0	127.6	129.0	131.2	131.3	134.3
-Housing	111.2	118.4	123.6	127.9	129.3	130.6	130.8	132.1
Toronto -All Items	110.9	117.9	123.4	128.6	129.7	131.8	132.0	137.4
-Housing	113.3	121.7	126.5	129.0	130.0	131.1	131.2	-
L) SELECTED LENDING RATES	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Apr.95
1 Year Mortgage Rate	12.00	12.75	12.50	8.50	7.70	6.25	9.50	9.00
5 Year Mortgage Rate	12.25	12.00	12.50	9.90	9.50	7.75	10.50	9.38
Prime Lending Rate	12.75	13.50	12.75	8.00	7.25	5.50	8.00	9.75
Bank of Canada Rate	11.17	12.47	11.78	7.67	7.36	4.11	7.43	8.17
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1988	1989	1990	1991	1992	1993	1994	1995
Ontario: April	0.7	0.8	1.2	2.0	2.3	2.8	2.8	2.2
October	0.7	0.8	0.8	2.0	2.4	2.6	2.2	N/A
Toronto,CMA: April	0.2	0.2	0.7	1.5	1.9	2.0	1.8	1.0
October	0.2	0.3	1.0	1.7	2.0	1.9	1.2	N/A
VACANCY RATES IN APARTMENTS with 3 Units or more	1988	1989	1990	1991	1992	1993	1994	1995
Ontario: April	0.8	0.9	1.3	2.2	2.5	2.9	2.9	2.4
October	0.8	0.9	1.3	2.2	2.6	2.7	2.4	N/A
Toronto,CMA: April	0.2	0.3	0.7	1.6	1.9	2.1	1.8	1.0
October	0.2	0.4	1.0	1.8	2.2	2.0	1.2	N/A

N) AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$453	\$482	\$497	\$510	\$518	N/A
1-BR	\$493	\$528	\$557	\$590	\$612	\$627	\$641	N/A
2-BR	\$596	\$643	\$684	\$726	\$750	\$770	\$783	N/A
3-BR	\$738	\$789	\$833	\$877	\$900	\$922	\$934	N/A
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$455	\$482	\$493	\$510	\$517	N/A
1-BR	\$493	\$528	\$559	\$592	\$609	\$627	\$642	N/A
2-BR	\$596	\$643	\$689	\$730	\$754	\$773	\$785	N/A
3-BR	\$738	\$789	\$835	\$880	\$899	\$925	\$937	N/A

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1988 - 1994: Annual Data, Jan-Apr.95 or April 1995 (where applicable)

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	189,635	183,323	150,620	130,094	140,126	129,988	127,346	25,625
Ontario	86,944	81,026	53,341	46,123	48,693	38,847	41,560	8,504
Toronto,CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	4,988
B) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	187,305	185,613	175,079	135,159	146,274	132,749	134,076	30,002
Ontario	78,416	86,856	69,367	53,802	55,416	44,333	43,441	10,213
Toronto,CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	5,427
C) UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Apr.95
Canada	113,427	109,935	83,813	77,716	69,747	65,953	59,204	54,789
Ontario	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,458
Toronto,CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,699
D) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	* 1993	1994	Jan-Apr.95
Single-detached	46,843	43,841	24,076	21,224	22,571	21,121	25,422	3,978
Semi-detached	2,189	1,940	2,102	1,621	2,535	2,358	3,289	532
Row	9,076	8,412	8,255	9,287	8,707	7,033	6,984	1,610
Apartment	28,836	26,833	18,908	13,991	14,880	8,335	5,865	2,384
Total	86,944	81,026	53,341	46,123	48,693	38,847	41,560	8,504
E) COMPLETIONS BY STRUCTURE-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Single-detached	48,773	45,204	33,311	22,380	24,764	22,241	23,946	5,682
Semi-detached	2,329	2,064	2,149	1,814	2,291	2,415	3,103	689
Row	9,801	9,477	8,391	7,315	11,103	6,971	7,237	1,646
Apartment	17,513	30,111	25,516	22,293	17,258	12,706	9,155	2,196
Total	78,416	86,856	69,367	53,802	55,416	44,333	43,441	10,213
F) UNDER CONSTRUCTION-ONT.	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Apr.95
Single-detached	23,114	21,946	12,589	11,346	9,021	7,799	9,236	7,527
Semi-detached	1,004	885	843	637	903	930	1,114	963
Row	5,703	4,524	4,419	6,362	3,411	3,486	3,159	3,120
Apartment	37,717	33,437	26,099	17,743	14,801	9,912	6,669	6,848
Total	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,458
G) RENTAL STARTS *	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	36,214	32,364	32,201	30,495	27,197	18,193	11,698	1,953
Ontario	12,830	11,436	12,158	14,519	13,798	7,974	4,148	670
Toronto,CMA	4,267	3,758	3,799	4,903	6,859	3,636	2,143	402
H) RENTAL COMPLETIONS *	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Canada	39,790	37,279	35,389	30,172	30,497	22,073	18,137	3,380
Ontario	12,807	13,064	14,157	13,064	15,073	10,972	7,951	1,669
Toronto,CMA	3,353	4,512	4,349	5,276	5,157	6,255	3,375	1,164

I) STARTS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Rental	12,830	11,436	12,158	14,519	13,798	7,974	4,148	670
Homeownership	51,568	47,472	28,104	24,813	27,917	26,332	32,516	5,574
Condominiums	20,833	20,213	11,435	4,240	2,798	3,287	3,866	1,919
CO-OP	1,623	1,170	1,212	2,531	4,151	1,253	1,026	341
Not defined	90	735	432	20	29	1	4	0
TOTAL	86,944	81,026	53,341	46,123	48,693	38,847	41,560	8,504
J) COMPLETIONS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Apr.95
Rental	12,807	13,064	14,157	13,064	15,073	10,972	7,951	1,669
Homeownership	53,446	49,391	37,265	25,984	29,756	27,341	30,542	7,330
Condominiums	10,455	22,018	16,647	13,219	6,496	3,005	3,171	1,194
CO-OP	1,708	2,383	1,298	1,535	4,091	3,015	1,777	20
TOTAL	78,416	86,856	69,367	53,802	55,416	44,333	43,441	10,213
K) DEMOLITION DATA BY TYPE								
i) ONTARIO (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	3,325	3,223	3,309	2,157	2,352	2,070	2,518	N/A
Double	107	102	88	114	68	51	92	N/A
Row	51	19	150	23	46	26	43	N/A
Apts	225	257	513	551	281	337	141	N/A
TOTAL	3,708	3,601	4,060	2,845	2,747	2,484	2,794	N/A
ii) TORONTO, CMA (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	1,516	1,243	1,353	727	791	733	1,059	N/A
Double	6	7	13	5	4	4	7	N/A
Row	2	2	103	7	9	10	3	N/A
Apts	56	35	151	85	11	139	24	N/A
TOTAL	1,580	1,287	1,620	824	815	886	1,093	N/A
L) SEASONALLY ADJUSTED STARTS	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Apr.95
Canada	186,000	190,000	115,000	141,000	143,300	138,900	104,600	91,700
Ontario	81,000	76,000	33,000	49,600	46,300	46,800	32,600	30,600

* = CO-OP UNITS NOT INCLUDED

Sources: A - J,L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

	Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
SOCIALLY ASSISTED STARTS						
Total - Ontario	346	266	-23.1	618	387	-37.4
Rental - Ontario	167	266	59.3	522	72	-86.2
Co-op - Ontario	179	0	-	96	315	228.1
SEASONALLY ADJUSTED STARTS						
Total - Canada	131,700	86,100	-34.6	131,200	91,700	-30.1
- Ontario	37,900	38,000	0.3	42,900	30,600	-28.7
- Quebec	31,300	15,600	-50.2	34,200	19,700	-42.4
- B.C.	41,800	17,800	-57.4	29,700	24,200	-18.5
- Prairies	14,600	10,000	-31.5	17,100	12,500	-26.9
- Atl.Prov.	6,100	4,700	-23.0	7,300	4,700	-35.6
TOTAL HOUSING STARTS						
Total - Canada	7,591	4,816	-36.6	12,602	8,750	-30.6
- U.S.	109,600	85,300	-22.2	111,200	92,700	-16.6
- Ontario	1,868	1,996	6.9	3,912	2,798	-28.5
- Quebec	1,671	813	-51.3	3,877	2,427	-37.4
- B.C.	2,982	1,273	-57.3	2,706	2,124	-21.5
- Prairies	918	611	-33.4	1,654	1,106	-33.1
- Atl.Prov.	152	123	-19.1	453	295	-34.9
- Hamilton	143	194	35.7	314	198	-36.9
- Kitchener	78	30	-61.5	151	42	-72.2
- London	87	82	-5.7	227	54	-76.2
- Oshawa	58	103	77.6	159	142	-10.7
- Ottawa	162	83	-48.8	387	273	-29.5
- St.Catharines/Niagara	43	39	-9.3	126	76	-39.7
- Sudbury	41	8	-80.5	49	39	-20.4
- Thunder Bay	1	3	200.0	8	8	0.0
- Toronto	1,004	1,302	29.7	1,850	1,553	-16.1
- Windsor	72	51	-29.2	250	173	-30.8
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	1,018	763	-25.0	2,325	1,345	-42.2
- Hamilton	117	58	-50.4	223	98	-56.1
- Kitchener	34	28	-17.6	123	26	-78.9
- London	57	54	-5.3	83	40	-51.8
- Oshawa	39	87	123.1	159	121	-23.9
- Ottawa	64	20	-68.8	188	55	-70.7
- St.Catharines/Niagara	27	17	-37.0	86	36	-58.1
- Sudbury	5	5	0.0	11	5	-54.5
- Thunder Bay	1	3	200.0	8	8	0.0
- Toronto	487	375	-23.0	975	669	-31.4
- Windsor	68	44	-35.3	186	124	-33.3

		Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	122	76	-37.7	380	318	-16.3
	- Hamilton	2	2	0.0	4	34	750.0
	- Kitchener	18	2	-88.9	28	12	-57.1
	- London	30	14	-53.3	30	14	-53.3
	- Oshawa	0	0	-	0	8	-
	- Ottawa	4	0	-	6	2	-66.7
	- St.Catharines/Niagara	6	6	0.0	8	26	225.0
	- Sudbury	0	0	-	2	34	1600.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	50	34	-32.0	234	130	-44.4
	- Windsor	4	4	0.0	8	18	125.0
Row	- Ontario	467	320	-31.5	640	549	-14.2
	- Hamilton	24	28	16.7	87	30	-65.5
	- Kitchener	26	0	-	0	4	-
	- London	0	14	-	38	0	-
	- Oshawa	19	16	-15.8	0	13	-
	- Ottawa	94	63	-33.0	193	71	-63.2
	- St.Catharines/Niagara	10	16	60.0	32	14	-56.3
	- Sudbury	30	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	213	176	-17.4	290	394	35.9
	- Windsor	0	3	-	0	0	-
Apartment	- Ontario	261	837	220.7	567	586	3.4
	- Hamilton	0	106	-	0	36	-
	- Kitchener	0	0	-	0	0	-
	- London	0	0	-	76	0	-
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	0	-	0	145	-
	- St.Catharines/Niagara	0	0	-	0	0	-
	- Sudbury	6	3	-50.0	36	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	254	717	182.3	351	360	2.6
	- Windsor	0	0	-	56	31	-44.6
STARTS BY INTENDED MARKET							
Rental	- Canada	648	511	-21.1	1,132	626	-44.7
	- Ontario	178	280	57.3	536	76	-85.8
Ownership	- Canada	4,359	2,888	-33.7	8,943	5,614	-37.2
	- Ontario	1,443	1,056	-26.8	3,024	2,106	-30.4
Condo	- Canada	2,366	1,356	-42.7	2,418	2,195	-9.2
	- Ontario	68	660	870.6	256	301	17.6
Co-op	- Canada	199	60	-69.8	96	315	228.1
	- Ontario	179	0	-	96	315	228.1

		Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE SOCIALLY ASSISTED STARTS							
Total	- Ontario	1,252	588	-53.0	1,870	975	-47.9
Rental	- Ontario	1,044	562	-46.2	1,566	634	-59.5
Co-op	- Ontario	208	26	-87.5	304	341	12.2
CUMULATIVE STARTS							
Total	- Canada	20,721	16,875	-18.6	33,323	25,625	-23.1
	- Ontario	5,774	5,706	-1.2	9,686	8,504	-12.2
	- Hamilton	515	558	8.3	829	756	-8.8
	- Kitchener	249	259	4.0	400	301	-24.8
	- London	458	157	-65.7	685	211	-69.2
	- Oshawa	381	315	-17.3	540	457	-15.4
	- Ottawa	461	178	-61.4	848	451	-46.8
	- St.Catharines/Niagara	161	153	-5.0	287	229	-20.2
	- Sudbury	121	42	-65.3	170	81	-52.4
	- Thunder Bay	45	3	-93.3	53	11	-79.2
	- Toronto	2,542	3,435	35.1	4,392	4,988	13.6
	- Windsor	167	163	-2.4	417	336	-19.4
	- Barrie	40	39	-2.5	61	55	-9.8
	- Belleville	8	14	75.0	24	24	0.0
	- Brantford	32	27	-15.6	65	46	-29.2
	- Cornwall	58	13	-77.6	78	20	-74.4
	- Guelph	71	44	-38.0	95	71	-25.3
	- Kingston	45	37	-17.8	90	59	-34.4
	- North Bay	0	8	-	3	11	266.7
	- Peterborough	8	10	25.0	46	19	-58.7
	- Sarnia	35	19	-45.7	47	23	-51.1
	- SS Marie	3	6	100.0	44	10	-77.3
CUMULATIVE STARTS BY INTENDED MARKET							
Rental	- Canada	2,544	1,327	-47.8	3,676	1,953	-46.9
	- Ontario	1,351	594	-56.0	1,887	670	-64.5
	- Hamilton	183	128	-30.1	183	128	-30.1
	- Kitchener	41	0	-	41	0	-
	- London	217	8	-96.3	293	8	-97.3
	- Oshawa	102	0	-	102	0	-
	- Ottawa	10	52	420.0	10	104	940.0
	- St.Catharines/Niagara	54	0	-	54	0	-
	- Sudbury	12	5	-58.3	12	5	-58.3
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	618	382	-38.2	982	402	-59.1
	- Windsor	0	0	-	56	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	28	0	-	28	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	40	0	-

		Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-ctd.							
Ownership	- Canada	11,104	8,965	-19.3	20,047	14,579	-27.3
	- Ontario	3,837	3,468	-9.6	6,861	5,574	-18.8
	- Hamilton	272	197	-27.6	534	349	-34.6
	- Kitchener	182	212	16.5	333	254	-23.7
	- London	200	135	-32.5	313	189	-39.6
	- Oshawa	279	315	12.9	438	457	4.3
	- Ottawa	451	126	-72.1	838	243	-71.0
	- St.Catharines/Niagara	101	115	13.9	211	183	-13.3
	- Sudbury	79	37	-53.2	92	46	-50.0
	- Thunder Bay	9	3	-66.7	17	11	-35.3
	- Toronto	1,580	1,779	12.6	2,864	2,930	2.3
	- Windsor	141	163	15.6	335	305	-9.0
	- Barrie	40	39	-2.5	61	55	-9.8
	- Belleville	8	14	75.0	24	24	0.0
	- Brantford	30	13	-56.7	63	27	-57.1
	- Cornwall	30	13	-56.7	50	20	-60.0
	- Guelph	71	44	-38.0	95	71	-25.3
	- Kingston	30	37	23.3	75	59	-21.3
	- North Bay	0	8	-	3	11	266.7
	- Peterborough	8	10	25.0	46	19	-58.7
	- Sarnia	35	19	-45.7	47	23	-51.1
	- SS Marie	3	6	100.0	4	10	150.0
Condo	- Canada	6,743	6,474	-4.0	9,161	8,669	-5.4
	- Ontario	295	1,618	448.5	551	1,919	248.3
	- Hamilton	42	233	454.8	67	279	316.4
	- Kitchener	26	47	80.8	26	47	80.8
	- London	41	14	-65.9	79	14	-82.3
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	0	-	0	20	-
	- St.Catharines/Niagara	6	12	100.0	22	20	-9.1
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	36	0	-	36	0	-
	- Toronto	116	1,274	998.3	285	1,455	410.5
	- Windsor	26	0	-	26	31	19.2
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	2	14	600.0	2	19	850.0
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.						
Co-op - Canada	311	86	-72.3	407	401	-1.5
- Ontario	291	26	-91.1	387	341	-11.9
- Hamilton	18	0	-	45	0	-
- Kitchener	0	0	-	0	0	-
- London	0	0	-	0	0	-
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	0	84	-
- St.Catharines/Niagara	0	26	-	0	26	-
- Sudbury	30	0	-	66	30	-54.5
- Thunder Bay	0	0	-	0	0	-
- Toronto	228	0	-	261	201	-23.0
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	15	0	-	15	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

	Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
TOTAL HOUSING COMPLETIONS						
Total						
- Canada	6,938	6,021	-13.2	8,360	7,900	-5.5
- Ontario	2,640	1,921	-27.2	2,604	2,572	-1.2
- Quebec	856	749	-12.5	1,176	981	-16.6
- B.C.	2,088	2,192	5.0	2,766	3,246	17.4
- Prairies	946	815	-13.8	1,339	727	-45.7
- Atl.Prov.	408	344	-15.7	475	374	-21.3
- Hamilton	278	98	-64.7	241	187	-22.4
- Kitchener	126	81	-35.7	83	162	95.2
- London	252	88	-65.1	164	58	-64.6
- Oshawa	145	112	-22.8	133	143	7.5
- Ottawa	215	143	-33.5	295	93	-68.5
- St.Catharines/Niagara	53	55	3.8	42	109	159.5
- Sudbury	17	7	-58.8	81	19	-76.5
- Thunder Bay	22	20	-9.1	44	37	-15.9
- Toronto	1,150	919	-20.1	1,030	1,457	41.5
- Windsor	72	57	-20.8	70	90	28.6
ACTUAL COMPLETIONS BY STRUCTURE						
Single						
- Ontario	1,204	1,425	18.4	1,343	1,335	-0.6
- Hamilton	84	46	-45.2	171	89	-48.0
- Kitchener	55	43	-21.8	56	56	0.0
- London	49	44	-10.2	51	48	-5.9
- Oshawa	89	96	7.9	74	122	64.9
- Ottawa	56	57	1.8	133	39	-70.7
- St.Catharines/Niagara	29	29	0.0	29	24	-17.2
- Sudbury	6	5	-16.7	13	12	-7.7
- Thunder Bay	22	18	-18.2	11	35	218.2
- Toronto	498	740	48.6	522	639	22.4
- Windsor	72	51	-29.2	64	88	37.5
Semi/Duplex						
- Ontario	126	160	27.0	172	137	-20.3
- Hamilton	4	10	150.0	6	4	-33.3
- Kitchener	14	18	28.6	10	12	20.0
- London	8	30	275.0	28	10	-64.3
- Oshawa	0	8	-	0	8	-
- Ottawa	4	0	-	34	5	-85.3
- St.Catharines/Niagara	10	6	-40.0	4	2	-50.0
- Sudbury	2	2	0.0	0	4	-
- Thunder Bay	0	2	-	2	2	0.0
- Toronto	44	42	-4.5	38	68	78.9
- Windsor	0	6	-	6	2	-66.7

		Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	558	243	-56.5	520	394	-24.2
	- Hamilton	190	42	-77.9	64	94	46.9
	- Kitchener	46	20	-56.5	11	26	136.4
	- London	39	14	-64.1	85	0	-
	- Oshawa	56	4	-92.9	59	13	-78.0
	- Ottawa	72	74	2.8	128	49	-61.7
	- St.Catharines/Niagara	14	0	-	9	23	155.6
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	130	84	-35.4	137	184	34.3
	- Windsor	0	0	-	0	0	-
Apartment	- Ontario	752	93	-87.6	569	706	24.1
	- Hamilton	0	0	-	0	0	-
	- Kitchener	11	0	-	6	68	1033.3
	- London	156	0	-	0	0	-
	- Oshawa	0	4	-	0	0	-
	- Ottawa	83	12	-85.5	0	0	-
	- St.Catharines/Niagara	0	20	-	0	60	-
	- Sudbury	9	0	-	68	3	-95.6
	- Thunder Bay	0	0	-	31	0	-
	- Toronto	478	53	-88.9	333	566	70.0
	- Windsor	0	0	-	0	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	989	572	-42.2	1,072	914	-14.7
	- Ontario	448	86	-80.8	374	491	31.3
Ownership	- Canada	4,159	3,802	-8.6	5,037	4,304	-14.6
	- Ontario	1,502	1,745	16.2	1,820	1,759	-3.4
Condo	- Canada	1,615	1,584	-1.9	2,172	2,658	22.4
	- Ontario	515	70	-86.4	331	322	-2.7
Co-op	- Canada	175	63	-64.0	79	24	-69.6
	- Ontario	175	20	-88.6	79	0	-

	Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE TOTAL COMPLETIONS						
Total						
- Canada	23,761	22,102	-7.0	32,121	30,002	-6.6
- Ontario	8,313	7,641	-8.1	10,917	10,213	-6.4
- Hamilton	675	506	-25.0	916	693	-24.3
- Kitchener	319	285	-10.7	402	447	11.2
- London	734	215	-70.7	898	273	-69.6
- Oshawa	427	413	-3.3	560	556	-0.7
- Ottawa	600	459	-23.5	895	552	-38.3
- St.Catharines/Niagara	155	284	83.2	197	393	99.5
- Sudbury	171	79	-53.8	252	98	-61.1
- Thunder Bay	115	82	-28.7	159	119	-25.2
- Toronto	3,352	3,970	18.4	4,382	5,427	23.8
- Windsor	224	297	32.6	294	387	31.6
- Barrie	160	104	-35.0	183	138	-24.6
- Belleville	90	39	-56.7	96	47	-51.0
- Brantford	108	82	-24.1	135	104	-23.0
- Cornwall	53	26	-50.9	64	26	-59.4
- Guelph	148	72	-51.4	163	89	-45.4
- Kingston	106	84	-20.8	209	105	-49.8
- North Bay	21	34	61.9	31	41	32.3
- Peterborough	158	49	-69.0	168	53	-68.5
- Sarnia	35	27	-22.9	49	32	-34.7
- SS Marie	81	39	-51.9	83	40	-51.8
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Rental						
- Canada	3,779	2,466	-34.7	4,851	3,380	-30.3
- Ontario	1,928	1,178	-38.9	2,302	1,669	-27.5
- Hamilton	285	99	-65.3	285	99	-65.3
- Kitchener	79	0	-	85	68	-20.0
- London	424	1	-99.8	424	1	-99.8
- Oshawa	0	106	-	0	106	-
- Ottawa	171	70	-59.1	172	78	-54.7
- St.Catharines/Niagara	0	0	-	0	60	-
- Sudbury	28	8	-71.4	96	11	-88.5
- Thunder Bay	38	2	-94.7	40	2	-95.0
- Toronto	541	821	51.8	723	1,164	61.0
- Windsor	4	56	1300.0	4	56	1300.0
- Barrie	0	0	-	0	0	-
- Belleville	50	4	-92.0	50	4	-92.0
- Brantford	0	0	-	0	0	-
- Cornwall	26	6	-76.9	26	6	-76.9
- Guelph	72	0	-	72	0	-
- Kingston	0	0	-	75	0	-
- North Bay	2	0	-	2	0	-
- Peterborough	89	0	-	89	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	60	0	-	60	0	-

	Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.						
Ownership - Canada	14,276	12,916	-9.5	19,313	17,220	-10.8
- Ontario	5,278	5,571	5.6	7,098	7,330	3.3
- Hamilton	330	277	-16.1	533	392	-26.5
- Kitchener	170	279	64.1	241	365	51.5
- London	167	179	7.2	252	237	-6.0
- Oshawa	399	271	-32.1	532	414	-22.2
- Ottawa	429	339	-21.0	713	424	-40.5
- St.Catharines/Niagara	142	218	53.5	184	256	39.1
- Sudbury	143	55	-61.5	156	71	-54.5
- Thunder Bay	77	80	3.9	88	117	33.0
- Toronto	2,108	2,663	26.3	2,726	3,546	30.1
- Windsor	220	241	9.5	290	331	14.1
- Barrie	160	104	-35.0	183	138	-24.6
- Belleville	40	35	-12.5	46	43	-6.5
- Brantford	93	51	-45.2	120	73	-39.2
- Cornwall	27	20	-25.9	38	20	-47.4
- Guelph	56	72	28.6	71	89	25.4
- Kingston	106	84	-20.8	134	105	-21.6
- North Bay	19	34	78.9	29	41	41.4
- Peterborough	58	34	-41.4	68	38	-44.1
- Sarnia	35	27	-22.9	49	32	-34.7
- SS Marie	21	39	85.7	23	40	73.9
Condo - Canada	5,457	6,611	21.1	7,629	9,269	21.5
- Ontario	892	872	-2.2	1,223	1,194	-2.4
- Hamilton	23	130	465.2	61	202	231.1
- Kitchener	70	6	-91.4	76	14	-81.6
- London	53	35	-34.0	132	35	-73.5
- Oshawa	28	36	28.6	28	36	28.6
- Ottawa	0	50	-	10	50	400.0
- St.Catharines/Niagara	7	46	557.1	7	57	714.3
- Sudbury	0	16	-	0	16	-
- Thunder Bay	0	0	-	31	0	-
- Toronto	661	486	-26.5	812	717	-11.7
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	15	31	106.7	15	31	106.7
- Cornwall	0	0	-	0	0	-
- Guelph	20	0	-	20	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	11	15	36.4	11	15	36.4
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

		Jan-Mar.94	Jan-Mar.95	% Chg.	Jan-Apr.94	Jan-Apr.95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Co-op	- Canada	249	109	-56.2	328	133	-59.5
	- Ontario	215	20	-90.7	294	20	-93.2
	- Hamilton	37	0	-	37	0	-
	- Kitchener	0	0	-	0	0	-
	- London	90	0	-	90	0	-
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
	- St.Catharines/Niagara	6	20	233.3	6	20	233.3
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	42	0	-	121	0	-
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES, LOANS IN DEFAULT
CPI & EMPLOYMENT**

		Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	62,685	53,910	-14.0	67,035	54,789	-18.3
	- Ontario	19,486	18,227	-6.5	20,819	18,458	-11.3
	- Quebec	8,937	6,347	-29.0	11,694	7,798	-33.3
	- B.C.	24,724	20,705	-16.3	24,672	19,586	-20.6
	- Prairies	7,278	6,620	-9.0	7,619	7,017	-7.9
	- Atl.Prov.	2,260	2,011	-11.0	2,231	1,930	-13.5
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	6,471	7,514	16.1	7,453	7,527	1.0
Semi	- Ontario	757	784	3.6	964	963	-0.1
Row	- Ontario	3,065	2,955	-3.6	3,201	3,120	-2.5
Apartments	- Ontario	9,193	6,974	-24.1	9,201	6,848	-25.6
RESIDENTIAL BUILDING PERMITS							
Total	- Ontario	4,172	3,303	-20.8	4,937	3,791	-23.2
	- Toronto	1,589	1,613	1.5	1,460	1,925	31.8
	- Ottawa	379	227	-40.1	460	115	-75.0
Single	- Ontario	2,583	1,721	-33.4	3,398	1,843	-45.8
	- Toronto	883	707	-19.9	911	593	-34.9
	- Ottawa	197	56	-71.6	186	64	-65.6
Doubles	- Ontario	553	444	-19.7	475	375	-21.1
	- Toronto	345	236	-31.6	160	249	55.6
	- Ottawa	4	8	100.0	18	4	-77.8
Row	- Ontario	554	581	4.9	529	405	-23.4
	- Toronto	234	345	47.4	50	233	366.0
	- Ottawa	175	58	-66.9	226	30	-86.7
Apartments	- Ontario	409	476	16.4	461	1,088	136.0
	- Toronto	80	290	262.5	313	830	165.2
	- Ottawa	1	104	10300.0	24	6	-75.0
Cottages	- Ontario	9	11	22.2	26	23	-11.5
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	64	70	9.4	48	57	18.8
	- Toronto	47	35	-25.5	26	20	-23.1
	- Ottawa	2	1	-50.0	6	11	83.3
INTEREST RATES							
1 Year Mortgage	- Canada	7.00	9.25	32.1	7.95	9.00	13.2
5 Year Mortgage	- Canada	8.95	9.88	10.4	9.50	9.38	-1.3
Prime Rate	- Canada	6.25	9.75	56.0	6.75	9.75	44.4
Bank Rate	- Canada	5.64	8.47	50.2	6.07	8.17	34.6
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.52	0.50	-3.8	0.50	0.50	0.0
	- Ontario	0.57	0.54	-5.3	0.55	0.54	-1.8

		Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	130.1	133.0	2.2	130.2	133.4	2.5
	- Ontario	130.7	134.1	2.6	130.9	134.3	2.6
	- Toronto	131.5	134.6	2.4	131.5	134.7	2.4
	- Ottawa	130.5	134.5	3.1	130.7	134.7	3.1
	- Thunder Bay	128.8	132.7	3.0	128.9	133.0	3.2
Housing	- Canada	128.5	130.0	1.2	128.0	129.7	1.3
	- Ontario	130.7	132.5	1.4	130.3	132.1	1.4
	- Toronto	131.3	N/A	-	130.6	N/A	-
	- Ottawa	128.3	N/A	-	128.6	N/A	-
	- Thunder Bay	127.8	N/A	-	127.4	N/A	-
Shelter	- Canada	132.5	133.9	1.1	131.8	133.4	1.2
	- Ontario	134.9	137.5	1.9	134.1	137.0	2.2
	- Toronto	135.0	137.6	1.9	134.0	136.9	2.2
	- Ottawa	132.4	135.1	2.0	132.1	134.6	1.9
	- Thunder Bay	132.8	134.9	1.6	132.1	134.6	1.9
Owned Accom.	- Canada	132.8	134.6	1.4	131.8	134.6	2.1
	- Ontario	136.0	137.9	1.4	135.0	137.9	2.1
	- Toronto	136.6	138.5	1.4	135.5	138.7	2.4
	- Ottawa	130.2	132.3	1.6	130.0	132.3	1.8
	- Thunder Bay	132.9	134.5	1.2	131.5	134.6	2.4
Rented Accom.	- Canada	129.4	131.2	1.4	129.4	131.3	1.5
	- Ontario	133.9	136.2	1.7	133.9	136.3	1.8
	- Toronto	133.6	136.0	1.8	133.7	136.1	1.8
	- Ottawa	135.6	138.3	2.0	135.6	138.5	2.1
	- Thunder Bay	128.1	129.7	1.2	127.9	129.7	1.4
Rent	- Canada	129.9	132.0	1.6	130.1	132.1	1.5
	- Ontario	134.3	136.8	1.9	134.5	136.9	1.8
	- Toronto	134.0	N/A	-	134.2	N/A	-
	- Ottawa	136.1	N/A	-	136.2	N/A	-
	- Thunder Bay	128.2	N/A	-	127.9	N/A	-
LABOR FORCE (000s)							
Seasonally Adjusted	- Canada	14,748	14,932	1.2	14,818	14,894	0.5
	- Ontario	5,667	5,713	0.8	5,702	5,722	0.4
Unadjusted	- Canada	14,554	14,742	1.3	14,598	14,662	0.4
	- Ontario	5,615	5,646	0.6	5,626	5,639	0.2
EMPLOYMENT (000s)							
Seasonally Adjusted	- Canada	13,189	13,488	2.3	13,195	13,488	2.2
	- Ontario	5,100	5,213	2.2	5,121	5,223	2.0
Unadjusted	- Canada	12,855	13,154	2.3	12,922	13,199	2.1
	- Ontario	5,000	5,101	2.0	5,051	5,142	1.8
UNEMPLOYMENT RATE							
Seasonally Adjusted	- Canada	10.6	9.7	-8.5	11.0	9.4	-14.5
	- Ontario	10.0	8.8	-12.0	10.2	8.7	-14.7
Unadjusted	- Canada	11.7	10.8	-7.7	11.5	10.0	-13.0
	- Ontario	11.0	9.6	-12.7	10.2	8.8	-13.7
	- Quebec	13.5	13.6	0.7	13.4	11.9	-11.2
	- B.C.	10.1	9.5	-5.9	10.9	9.2	-15.6

N/A - As of January 1995, data is not available.

	Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted	9.5	8.3	-12.6	9.4	8.3	-11.7
- Alberta	11.0	8.4	-23.6	10.2	8.3	-18.6
- Manitoba	8.5	7.5	-11.8	8.9	7.4	-16.9
- Saskatchewan	15.3	13.1	-14.4	15.1	13.7	-9.3
- New Brunswick	21.7	19.9	-8.3	22.8	19.9	-12.7
- Newfoundland	15.2	14.6	-3.9	15.0	13.4	-10.7
- Nova Scotia	22.3	20.3	-9.0	22.5	19.8	-12.0
- P.E.I.	9.2	8.2	-10.9	9.0	8.0	-11.1
- Hamilton	7.6	7.2	-5.3	7.5	7.4	-1.3
- Kitchener	8.0	9.2	15.0	8.1	9.0	11.1
- London	14.0	7.6	-45.7	12.7	7.9	-37.8
- Oshawa	9.2	10.1	9.8	9.0	10.4	15.6
- Ottawa	12.6	10.4	-17.5	12.1	9.9	-18.2
- St.Catharines/Niagara	14.5	9.1	-37.2	12.9	9.1	-29.5
- Sudbury	12.3	9.0	-26.8	13.3	8.7	-34.6
- Thunder Bay	11.6	9.0	-22.4	10.9	8.8	-19.3
- Toronto	12.4	8.9	-28.2	11.9	9.7	-18.5
- Windsor						
TOTAL EMPLOYMENT (000s)						
- Hamilton	309.1	303.4	-1.8	309.6	303.5	-2.0
- Kitchener	195.1	202.5	3.8	197.4	203.4	3.0
- London	168.8	201.8	19.5	171.7	202.5	17.9
- Oshawa	112.1	127.8	14.0	114.1	126.1	10.5
- Ottawa	451.8	509.5	12.8	453.6	509.2	12.3
- St.Catharines/Niagara	139.5	151.5	8.6	141.5	155.7	10.0
- Sudbury	61.9	75.5	22.0	63.9	74.7	16.9
- Thunder Bay	54.0	61.7	14.3	53.6	62.2	16.0
- Toronto	1,710.2	2,084.5	21.9	1,729.9	2,088.7	20.7
- Windsor	116.9	125.5	7.4	117.9	123.6	4.8
CONSTRUCTION EMPLOYMENT (000s)						
- Hamilton	13.5	15.9	17.8	13.3	15.6	17.3
- Kitchener	8.0	8.0	0.0	7.2	7.5	4.2
- London	7.7	8.1	5.2	7.4	8.6	16.2
- Oshawa	4.4	5.3	20.5	5.1	5.4	5.9
- Ottawa	25.3	19.2	-24.1	24.2	18.0	-25.6
- St.Catharines/Niagara	5.8	5.6	-3.4	5.8	6.2	6.9
- Sudbury	4.0	-	-	-	-	-
- Thunder Bay	-	-	-	-	-	-
- Toronto	74.6	93.6	25.5	68.2	94.9	39.1
- Windsor	6.5	6.4	-1.5	6.2	6.8	9.7
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	4.4	5.2	20.0	4.3	5.1	19.7
- Kitchener	4.1	4.0	-3.7	3.6	3.7	1.1
- London	4.6	4.0	-12.0	4.3	4.2	-1.5
- Oshawa	3.9	4.1	5.7	4.5	4.3	-4.2
- Ottawa	5.6	3.8	-32.7	5.3	3.5	-33.7
- St.Catharines/Niagara	4.2	3.7	-11.1	4.1	4.0	-2.9
- Sudbury	6.5	-	-	-	-	-
- Thunder Bay	-	-	-	-	-	-
- Toronto	4.4	4.5	2.9	3.9	4.5	15.2
- Windsor	5.6	5.1	-8.3	5.3	5.5	4.6

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.2	126.3	-0.7	126.5	126.0	-0.4
- Kitchener/Waterloo	123.0	122.3	-0.6	123.5	122.8	-0.6
- London	146.4	143.2	-2.2	146.4	142.4	-2.7
- Ottawa/Hull	122.5	121.4	-0.9	123.2	121.7	-1.2
- St.Catharines/Niagara	121.4	120.3	-0.9	121.9	120.7	-1.0
- Toronto	136.2	138.7	1.8	136.3	138.3	1.5
- Windsor	126.4	128.8	1.9	127.0	128.8	1.4
- Sudbury/Thunder Bay	136.2	137.7	1.1	136.9	137.6	0.5
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.4	126.7	0.2	125.0	126.2	1.0
- Kitchener/Waterloo	117.5	115.5	-1.7	118.0	116.4	-1.4
- London	145.1	140.9	-2.9	145.1	139.8	-3.7
- Ottawa/Hull	117.9	116.7	-1.0	118.4	117.0	-1.2
- St.Catharines/Niagara	118.5	116.9	-1.4	119.2	117.4	-1.5
- Toronto	119.8	123.2	2.8	119.9	122.7	2.3
- Windsor	121.3	122.8	1.2	121.9	122.8	0.7
- Sudbury/Thunder Bay	135.8	137.1	1.0	136.3	137.1	0.6
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	128.5	125.7	-2.2	128.4	125.7	-2.1
- Kitchener/Waterloo	114.8	147.5	28.5	145.8	147.5	1.2
- London	164.1	164.4	0.2	164.1	164.4	0.2
- Ottawa/Hull	143.3	143.2	-0.1	144.7	143.2	-1.0
- St.Catharines/Niagara	126.3	126.6	0.2	126.3	126.6	0.2
- Toronto	182.5	182.9	0.2	182.6	182.9	0.2
- Windsor	148.4	153.7	3.6	149.1	153.7	3.1
- Sudbury/Thunder Bay	139.4	141.9	1.8	140.4	141.9	1.1
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$160,314	\$151,299	-5.6	\$161,453	\$152,462	-5.6
- Ontario	\$162,776	\$157,313	-3.4	\$165,790	\$159,982	-3.5
- Hamilton	\$147,466	\$141,820	-3.8	\$153,108	\$142,637	-6.8
- Kitchener & Waterloo	\$142,321	\$131,710	-7.5	\$142,723	\$138,405	-3.0
- London & St.Thomas	\$138,896	\$128,441	-7.5	\$134,139	\$131,690	-1.8
- Ottawa & Carleton	\$146,160	\$138,730	-5.1	\$147,589	\$139,756	-5.3
- St.Catharines & District	\$126,550	\$121,825	-3.7	\$124,656	\$125,963	1.0
- Sudbury	\$116,419	\$104,678	-10.1	\$113,170	\$115,313	1.9
- Thunder Bay	\$120,840	\$107,345	-11.2	\$118,977	\$110,255	-7.3
- Toronto	\$204,953	\$207,556	1.3	\$211,645	\$212,541	0.4
- Windsor & Essex	\$113,883	\$115,689	1.6	\$114,945	\$116,359	1.2

MLS RESIDENTIAL SALES & MLS RESIDENTIAL NEW LISTINGS

	Mar.94	Mar.95	% Chg.	Apr.94	Apr.95	% Chg.
MLS RESIDENTIAL REALES						
- Canada	38,404	22,573	-41.2	36,811	21,311	-42.1
- Ontario	16,523	9,480	-42.6	16,112	9,467	-41.2
- Hamilton	1,031	642	-37.7	1,068	558	-47.8
- Kitchener & Waterloo	499	263	-47.3	439	252	-42.6
- London & St.Thomas	809	404	-50.1	779	451	-42.1
- Ottawa & Carleton	923	448	-51.5	973	500	-48.6
- St.Catharines & District	300	232	-22.7	285	213	-25.3
- Sudbury	216	140	-35.2	187	140	-25.1
- Thunder Bay	166	109	-34.3	163	118	-27.6
- Toronto	6,008	3,218	-46.4	5,844	3,204	-45.2
- Windsor & Essex	570	371	-34.9	615	406	-34.0
MLS NEW RESIDENTIAL LISTINGS						
- Canada	76,134	72,199	-5.2	70,358	63,160	-10.2
- Ontario	31,539	30,400	-3.6	29,336	28,122	-4.1
- Hamilton	2,511	2,311	-8.0	2,272	2,018	-11.2
- Kitchener & Waterloo	832	957	15.0	770	760	-1.3
- London & St.Thomas	1,563	1,549	-0.9	1,657	1,409	-15.0
- Ottawa & Carleton	1,414	2,195	55.2	1,300	1,761	35.5
- St.Catharines & District	684	702	2.6	711	610	-14.2
- Sudbury	633	546	-13.7	545	520	-4.6
- Thunder Bay	281	234	-16.7	265	261	-1.5
- Toronto	9,527	8,841	-7.2	8,684	7,774	-10.5
- Windsor & Essex	1,093	916	-16.2	986	819	-16.9

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY

	4th/Q.93	4th/Q.94	% Chg.	1st/Q.94	1st/Q.95	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	162,200	141,700	-12.6	153,900	127,400	-17.2
- Ontario	51,000	43,900	-13.9	43,700	41,900	-4.1
- Quebec	33,100	27,100	-18.1	35,500	27,100	-23.7
- B.C.	43,800	38,800	-11.4	43,400	32,000	-26.3
- Prairies	22,800	21,900	-3.9	22,300	17,900	-19.7
- Atlantic Provinces	11,500	10,000	-13.0	9,000	8,500	-5.6
TOTAL HOUSING STARTS						
- Canada	40,189	34,888	-13.2	23,878	19,302	-19.2
- Ontario	13,004	11,224	-13.7	6,259	6,042	-3.5
- Quebec	7,797	6,031	-22.6	4,575	3,407	-25.5
- B.C.	10,769	9,682	-10.1	8,568	6,226	-27.3
- Prairies	5,749	5,567	-3.2	3,779	2,982	-21.1
- Atlantic Provinces	2,870	2,384	-16.9	697	645	-7.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	6,942	7,217	4.0	3,259	2,953	-9.4
Semi/Duplex - Ontario	799	856	7.1	358	226	-36.9
Row - Ontario	1,919	1,602	-16.5	1,296	1,065	-17.8
Apartment - Ontario	3,344	1,549	-53.7	1,346	1,798	33.6
TOTAL HOUSING COMPLETIONS						
- Canada	41,345	42,699	3.3	28,769	26,200	-8.9
- Ontario	12,783	15,168	18.7	9,541	8,577	-10.1
- Quebec	6,738	6,481	-3.8	3,870	3,573	-7.7
- B.C.	11,369	10,868	-4.4	8,581	8,677	1.1
- Prairies	6,763	6,253	-7.5	4,369	3,528	-19.2
- Atlantic Provinces	3,692	3,929	6.4	2,408	1,845	-23.4
COMPLETIONS BY STRUCTURE						
Single - Ontario	7,683	8,723	13.5	5,118	5,202	1.6
Semi/Duplex - Ontario	781	992	27.0	538	576	7.1
Row - Ontario	2,130	2,282	7.1	1,783	1,303	-26.9
Apartment - Ontario	2,189	3,171	44.9	2,102	1,496	-28.8
UNITS UNDER CONSTRUCTION						
- Canada	79,761	71,562	-10.3	74,679	64,561	-13.5
- Ontario	25,047	22,444	-10.4	21,690	19,888	-8.3
- Quebec	9,811	7,730	-21.2	10,503	7,566	-28.0
- B.C.	28,948	27,205	-6.0	28,935	24,732	-14.5
- Prairies	9,307	8,745	-6.0	8,696	8,181	-5.9
- Atlantic Provinces	6,648	5,438	-18.2	4,855	4,194	-13.6
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	10,243	11,306	10.4	8,407	9,044	7.6
Semi/Duplex - Ontario	1,002	1,172	17.0	814	830	2.0
Row - Ontario	3,655	3,264	-10.7	3,087	3,013	-2.4
Apartment - Ontario	10,147	6,702	-34.0	9,382	7,001	-25.4

CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP

	4th/Q.93	4th/Q.94	% Chg.	1st/Q.94	1st/Q.95	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
(1986=100)						
- Canada	117.9	120.6	2.3	118.4	122.4	3.4
- Toronto	120.6	124.3	3.1	121.2	125.9	3.9
- Ottawa/Hull	126.7	129.6	2.3	127.1	130.3	2.5
- Montreal	111.9	113.9	1.8	112.0	115.5	3.1
- Vancouver	123.0	125.6	2.1	123.7	127.9	3.4
RESALE HOUSE PRICES						
- Canada	\$152,555	\$158,312	3.8	\$160,133	\$153,255	-4.3
- Ontario	\$156,055	\$160,499	2.8	\$161,128	\$156,947	-2.6
- Hamilton	\$140,132	\$141,040	0.6	\$145,206	\$138,385	-4.7
- Kitchener & Waterloo	\$139,210	\$142,099	2.1	\$141,407	\$134,491	-4.9
- London & St. Thomas	\$135,388	\$130,231	-3.8	\$135,658	\$129,886	-4.3
- Ottawa & Carleton	\$143,714	\$146,847	2.2	\$145,888	\$144,071	-1.2
- St.Catharines & District	\$125,782	\$125,026	-0.6	\$126,191	\$121,751	-3.5
- Sudbury	\$113,017	\$107,733	-4.7	\$114,618	\$109,461	-4.5
- Thunder Bay	\$114,522	\$107,798	-5.9	\$118,735	\$107,095	-9.8
- Toronto	\$200,872	\$207,113	3.1	\$203,774	\$205,905	1.0
- Windsor & Essex	\$112,681	\$119,513	6.1	\$118,016	\$117,150	-0.7
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions) *						
- Canada	\$723,364	\$766,436	6.0	\$699,420	N/A	-
- Ontario	\$287,814	\$308,134	7.1	\$290,330	N/A	-
at Constant 1986 Prices (\$ Millions) *						
- Canada	\$576,792	\$609,180	5.6	\$563,824	N/A	-
- Ontario	\$226,458	\$242,292	7.0	\$228,638	N/A	-

* Revised Figures

N/A Data not available

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
DEMOLITION BUILDING PERMITS						
Total	2,845	-29.9	2,747	-3.4	2,484	-9.6
- Ontario	51	-62.5	72	41.2	97	34.7
- Hamilton	43	-41.1	57	32.6	40	-29.8
- Kitchener	57	-68.3	106	86.0	34	-67.9
- London	33	-50.0	16	-51.5	36	125.0
- Oshawa	464	41.5	323	-30.4	174	-46.1
- Ottawa	83	-22.4	82	-1.2	78	-4.9
- St.Catharines/Niagara	21	425.0	56	166.7	53	-5.4
- Sudbury	95	-36.7	73	-23.2	53	-27.4
- Thunder Bay	824	-49.1	815	-1.1	886	8.7
- Toronto	120	33.3	97	-19.2	74	-23.7
- Windsor						
Single	2,157	-34.8	2,352	9.0	2,070	-12.0
- Ontario	727	-46.3	791	8.8	733	-7.3
- Toronto						
Double	114	29.5	68	-40.4	51	-25.0
- Ontario	5	-61.5	4	-20.0	4	0.0
- Toronto						
Row	23	-84.7	46	100.0	26	-43.5
- Ontario	7	-93.2	9	28.6	10	11.1
- Toronto						
Apartment	551	7.4	281	-49.0	337	19.9
- Ontario	85	-43.7	11	-87.1	139	1163.6
- Toronto						
	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)	\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)	\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
-TOWNHOUSE						
(with single car garage)	\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)	\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)	\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK						
Speculative NHA (no garage)	\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)	\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)	\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)	\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)	\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
-TOWNHOUSE						
(with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
	1991	% Chg.	1992	% Chg.	1993	% Chg.
HOUSING STOCK (OCCUPIED & VACANT)						
Total - Ontario	3,729,852	1.6	3,791,439	1.7	3,841,079	1.3
Owned	2,364,591	1.1	2,397,048	1.4	2,428,746	1.3
Rented	1,365,261	2.5	1,394,391	2.1	1,412,333	1.3
SINGLE DWELLINGS						
Total - Ontario	2,142,334	1.2	2,170,224	1.3	2,195,667	1.2
Owned	1,926,854	1.1	1,949,317	1.2	1,974,332	1.3
Rented	215,480	2.7	220,907	2.5	221,335	0.2
MULTIPLE DWELLINGS						
Total - Ontario	1,587,518	2.2	1,621,215	2.1	1,645,412	1.5
Owned	437,737	1.5	447,731	2.3	454,414	1.5
Rented	1,149,781	2.4	1,173,484	2.1	1,190,998	1.5

**REPAIRS & RENOVATIONS
ANNUAL**

	1990	% Chg.	1991	% Chg.	1992	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner Households - Ontario	2,296,950	1.2	2,325,740	1.3	2,426,050	4.3
Households with Expenditure						
- Total	1,710,180	2.0	1,612,240	-5.7	1,662,890	3.1
- Contract	1,028,620	-1.1	948,040	-7.8	926,930	-2.2
- Material	1,310,420	0.6	1,271,970	-2.9	1,304,580	2.6
Aggregate Expenditure (\$ millions)						
- Total	\$5,270	-16.4	\$4,890	-7.2	\$4,702	-3.8
- Contract	\$3,783	-16.4	\$3,454	-8.7	\$3,260	-5.6
- Material	\$1,487	-16.6	\$1,436	-3.4	\$1,442	0.4
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,294	-17.4	\$2,103	-8.3	\$1,938	-7.8
- Contract	\$1,647	-17.3	\$1,485	-9.8	\$1,344	-9.5
- Material	\$648	-17.5	\$617	-4.8	\$594	-3.7
Repairs & Maintenance						
- Total	\$454	-5.6	\$419	-7.7	\$410	-2.1
- Contract	\$300	-4.2	\$273	-9.0	\$263	-3.7
- Material	\$154	-8.3	\$147	-4.5	\$147	0.0
Replacement of Equipment						
- Total	\$228	-15.2	\$250	9.6	\$211	-15.6
- Contract	\$176	-14.1	\$197	11.9	\$162	-17.8
- Material	\$52	-18.8	\$53	1.9	\$49	-7.5
Additions						
- Total	\$599	-21.9	\$547	-8.7	\$403	-26.3
- Contract	\$432	-18.5	\$376	-13.0	\$266	-29.3
- Material	\$167	-29.5	\$171	2.4	\$137	-19.9
Renovations & Alterations						
- Total	\$850	-13.8	\$753	-11.4	\$806	7.0
- Contract	\$615	-16.0	\$543	-11.7	\$569	4.8
- Material	\$235	-7.5	\$211	-10.2	\$237	12.3
New Installations						
- Total	\$163	-40.7	\$133	-18.4	\$109	-18.0
- Contract	\$124	-41.5	\$97	-21.8	\$84	-13.4
- Material	\$39	-37.1	\$36	-7.7	\$25	-30.6

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$688,391	2.0	\$711,658	3.4	\$748,606	5.2
- Ontario	\$277,454	1.9	\$283,077	2.0	\$299,162	5.7
at Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	1.3	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
All Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Shelter						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Rent						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

* Revised figures.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
Residential Sales	Canadian Real Estate Association
New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National housing act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

- 17) The Consumer Price Index (CPI) methodology was revised in January 1995. The basket of goods and services used to calculate the CPI was updated to reflect changes

in consumer spending patterns. The 1986 spending pattern was replaced with 1992 consumer spending patterns. However, the time base remains 1986=100.

CA 20N
H0 400
-H 57

ISSN 1192-0955

HOUSING STATISTICS

May-June 1995



HOUSING STATISTICS

May-June 1995

Ministry of Municipal Affairs & Housing
Corporate & Strategic Analysis Branch
Toronto, Ontario

INDEX

SUMMARY STATISTICS	
MONTHLY STATISTICS	PAGE
HOUSING STARTS Canada, Ontario & Selected Municipalities	1
HOUSING COMPLETIONS Canada, Ontario & Selected Municipalities	6
UNITS UNDER CONSTRUCTION Canada & Ontario	11
RESIDENTIAL BUILDING PERMITS Ontario, Toronto & Ottawa	11
INTEREST RATES Canada	11
HOUSING LOANS IN DEFAULT Canada & Ontario	11
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	12
LABOR FORCE Canada & Ontario	12
EMPLOYMENT Canada & Ontario	12
UNEMPLOYMENT RATES Canada, Provinces & Selected Municipalities	12
CONSTRUCTION EMPLOYMENT Ontario Census Metropolitan Areas	13
NEW HOUSE PRICE INDEX Selected Census Metropolitan Areas	14

MONTHLY STATISTICS (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Municipalities	14
MLS RESIDENTIAL RESALES Canada, Ontario & Selected Municipalities	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Municipalities	15
QUARTERLY STATISTICS	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES Canada, Ontario & Selected Municipalities	17
GROSS DOMESTIC PRODUCT Canada & Ontario	17
ANNUAL STATISTICS	
HOUSING STARTS Canada, Provinces & Selected Municipalities	18
HOUSING COMPLETIONS Canada, Provinces & Selected Municipalities	18

ANNUAL STATISTICS (contd.)	PAGE
UNITS UNDER CONSTRUCTION Canada & Provinces	18
DEMOLITION PERMITS Ontario & Selected Municipalities	19
CONSTRUCTION COSTS Toronto Area	19
ESTIMATED HOUSING STOCK Ontario	20
EXPENDITURE ON REPAIRS & RENOVATIONS Ontario - Homeowner Households	21
GROSS DOMESTIC PRODUCT Canada & Ontario	22
CONSUMER PRICE INDEX Canada, Ontario & Selected Municipalities	22
SOURCES BY SUBJECT	
NOTES	

1988 - 1994: Annual Data, 1st Q+2nd Q/95: Quarterly Data,
Jan-Jun/95: Cumulative Data or Jun/95 (where applicable)

ALL AREAS

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Canada	222,562	215,382	181,630	156,197	168,271	155,443	154,057	52,392
Ontario	99,924	93,337	62,649	52,794	55,772	45,140	46,645	15,561
Toronto, CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	7,713
B) SEASONALLY ADJUSTED STARTS	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	2Q/95
Canada	231,000	220,000	147,000	167,600	164,600	162,200	141,700	108,300
Ontario	106,000	89,000	45,000	59,500	51,000	51,000	43,900	33,300
Toronto, CMA (Monthly)	N/A	45,000	17,000	13,000	21,600	16,500	14,000	19,700
C) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Canada	216,532	217,371	206,163	160,014	173,245	161,794	162,085	55,164
Ontario	88,727	99,817	80,562	59,622	63,134	51,130	49,106	16,908
Toronto, CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	7,918
D) UNITS UNDER CONSTRUCTION	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	2Q/95
Canada	131,452	127,563	100,672	95,035	87,518	79,761	71,562	68,490
Ontario	74,465	66,695	47,808	40,599	31,653	25,047	22,444	21,095
Toronto, CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,935
E) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Single-detached	57,099	53,511	32,425	26,290	27,868	26,240	30,036	8,749
Semi-detached	2,432	2,248	2,338	1,730	2,611	2,537	3,421	990
Row	9,902	8,950	8,462	9,472	9,246	7,448	7,226	2,444
Apartment	30,491	28,628	19,424	15,302	16,047	8,915	5,962	3,378
Total	99,924	93,337	62,649	52,794	55,772	45,140	46,645	15,561
F) COMPLETIONS - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Single-detached	58,072	54,732	43,130	27,499	30,193	27,470	28,876	9,902
Semi-detached	2,552	2,336	2,499	1,986	2,365	2,544	3,216	1,119
Row	10,168	10,182	8,725	7,447	11,590	7,345	7,542	2,671
Apartment	17,935	32,567	26,208	22,690	18,986	13,771	9,472	3,216
Total	88,727	99,817	80,562	59,622	63,134	51,130	49,106	16,908
G) UNDER CONSTRUCTION - ONTARIO	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	2Q/95
Single-detached	27,715	26,624	15,596	14,225	11,592	10,243	11,306	10,140
Semi-detached	1,121	1,035	910	650	914	1,002	1,172	1,051
Row	6,305	4,773	4,651	6,635	3,623	3,655	3,264	3,037
Apartment	39,324	34,263	26,651	19,089	15,524	10,147	6,702	6,867
Total	74,465	66,695	47,808	40,599	31,653	25,047	22,444	21,095

H) BUILDING PERMITS	1988	1989	1990	1991	1992	1993	1994	Jan-Jun
Canada	234,132	221,037	174,937	166,261	169,047	158,476	156,931	59,5
Ontario	107,370	94,801	61,575	60,089	54,272	45,480	49,395	18,9
Toronto,CMA	42,382	32,725	16,441	21,746	19,607	15,251	19,739	9,0
I) MLS RESIDENTIAL HOUSE PRICE	1988	1989	1990	1991	1992	1993	1994	Jan-Jun
Canada	\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094	\$150,9
Ontario	\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263	\$157,5
Toronto Area	\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922	\$207,6
J) MLS RESIDENTIAL SALES	1988	1989	1990	1991	1992	1993	1994	Jan-Jun
Canada	319,480	322,733	250,028	300,952	326,850	302,427	301,028	129,7
Ontario	160,578	142,911	102,792	126,164	131,381	121,071	129,957	55,9
Toronto Area	49,381	38,960	26,778	38,144	41,703	38,990	44,237	18,6
K) CONSUMER PRICE INDEX (1986=100)	1988	1989	1990	1991	1992	1993	1994	Jun 9
Canada -All Items	108.6	114.0	119.5	126.2	128.1	130.4	130.7	13
-Housing	108.6	114.3	119.5	124.7	126.4	128.0	128.5	13
Ontario -All Items	110.0	116.4	122.0	127.6	129.0	131.2	131.3	13
-Housing	111.2	118.4	123.6	127.9	129.3	130.6	130.8	13
Toronto -All Items	110.9	117.9	123.4	128.6	129.7	131.8	132.0	13
-Housing	113.3	121.7	126.5	129.0	130.0	131.1	131.2	13
L) SELECTED LENDING RATES	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Jun 9
1 Year Mortgage Rate	12.00	12.75	12.50	8.50	7.70	6.25	9.50	8
5 Year Mortgage Rate	12.25	12.00	12.50	9.90	9.50	7.75	10.50	8
Prime Lending Rate	12.75	13.50	12.75	8.00	7.25	5.50	8.00	8
Bank of Canada Rate	11.17	12.47	11.78	7.67	7.36	4.11	7.43	6
M) VACANCY RATES IN APARTMENTS with 6 Units or more	1988	1989	1990	1991	1992	1993	1994	1995
Ontario: April	0.7	0.8	1.2	2.0	2.3	2.8	2.8	
October	0.7	0.8	0.8	2.0	2.4	2.6	2.2	N/A
Toronto,CMA: April	0.2	0.2	0.7	1.5	1.9	2.0	1.8	
October	0.2	0.3	1.0	1.7	2.0	1.9	1.2	N/A
VACANCY RATES IN APARTMENTS with 3 Units or more	1988	1989	1990	1991	1992	1993	1994	1995
Ontario: April	0.8	0.9	1.3	2.2	2.5	2.9	2.9	
October	0.8	0.9	1.3	2.2	2.6	2.7	2.4	N/A
Toronto,CMA: April	0.2	0.3	0.7	1.6	1.9	2.1	1.8	
October	0.2	0.4	1.0	1.8	2.2	2.0	1.2	N/A

N) AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$453	\$482	\$497	\$510	\$518	N/A
1-BR	\$493	\$528	\$557	\$590	\$612	\$627	\$641	N/A
2-BR	\$596	\$643	\$684	\$726	\$750	\$770	\$783	N/A
3-BR	\$738	\$789	\$833	\$877	\$900	\$922	\$934	N/A
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$455	\$482	\$493	\$510	\$517	N/A
1-BR	\$493	\$528	\$559	\$592	\$609	\$627	\$642	N/A
2-BR	\$596	\$643	\$689	\$730	\$754	\$773	\$785	N/A
3-BR	\$738	\$789	\$835	\$880	\$899	\$925	\$937	N/A

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1988 - 1994: Annual Data, Jan-Jun 95 or Jun 95 (where applicable)
Centres with 10,000 population & over

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Canada	189,635	183,323	150,620	130,094	140,126	129,988	127,346	43,525
Ontario	86,944	81,026	53,341	46,123	48,693	38,847	41,560	14,199
Toronto,CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	7,713
B) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Canada	187,305	185,613	175,079	135,159	146,274	132,749	134,076	46,618
Ontario	78,416	86,856	69,367	53,802	55,416	44,333	43,441	15,187
Toronto,CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	7,918
C) UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Jun 95
Canada	113,427	109,935	83,813	77,716	69,747	65,953	59,204	56,118
Ontario	67,538	60,792	43,950	36,088	28,136	22,127	20,178	19,197
Toronto,CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,935
D) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Single-detached	46,843	43,841	24,076	21,224	22,571	21,121	25,422	7,461
Semi-detached	2,189	1,940	2,102	1,621	2,535	2,358	3,289	970
Row	9,076	8,412	8,255	9,287	8,707	7,033	6,984	2,399
Apartment	28,836	26,833	18,908	13,991	14,880	8,335	5,865	3,369
Total	86,944	81,026	53,341	46,123	48,693	38,847	41,560	14,199
E) COMPLETIONS BY STRUCTURE-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Single-detached	48,773	45,204	33,311	22,380	24,764	22,241	23,946	8,293
Semi-detached	2,329	2,064	2,149	1,814	2,291	2,415	3,103	1,087
Row	9,801	9,477	8,391	7,315	11,103	6,971	7,237	2,597
Apartment	17,513	30,111	25,516	22,293	17,258	12,706	9,155	3,210
Total	78,416	86,856	69,367	53,802	55,416	44,333	43,441	15,187
F) UNDER CONSTRUCTION-ONT.	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Jun 95
Single-detached	23,114	21,946	12,589	11,346	9,021	7,799	9,236	8,400
Semi-detached	1,004	885	843	637	903	930	1,114	1,005
Row	5,703	4,524	4,419	6,362	3,411	3,486	3,159	2,961
Apartment	37,717	33,437	26,099	17,743	14,801	9,912	6,669	6,831
Total	67,538	60,792	43,950	36,088	28,136	22,127	20,178	19,197
G) RENTAL STARTS *	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Canada	36,214	32,364	32,201	30,495	27,197	18,193	11,698	3,692
Ontario	12,830	11,436	12,158	14,519	13,798	7,974	4,148	1,280
Toronto,CMA	4,267	3,758	3,799	4,903	6,859	3,636	2,143	663
H) RENTAL COMPLETIONS *	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Canada	39,790	37,279	35,389	30,172	30,497	22,073	18,137	5,680
Ontario	12,807	13,064	14,157	13,064	15,073	10,972	7,951	2,520
Toronto,CMA	3,353	4,512	4,349	5,276	5,157	6,255	3,375	1,555

I) STARTS BY INTENDED MARKET-ONT.								
	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Rental	12,830	11,436	12,158	14,519	13,798	7,974	4,148	1,280
Homeownership	51,568	47,472	28,104	24,813	27,917	26,332	32,516	9,970
Condominiums	20,833	20,213	11,435	4,240	2,798	3,287	3,866	2,408
CO-OP	1,623	1,170	1,212	2,531	4,151	1,253	1,026	541
Not defined	90	735	432	20	29	1	4	0
TOTAL	86,944	81,026	53,341	46,123	48,693	38,847	41,560	14,199
J) COMPLETIONS BY INTENDED MARKET-ONT.								
	1988	1989	1990	1991	1992	1993	1994	Jan-Jun 95
Rental	12,807	13,064	14,157	13,064	15,073	10,972	7,951	2,520
Homeownership	53,446	49,391	37,265	25,984	29,756	27,341	30,542	10,723
Condominiums	10,455	22,018	16,647	13,219	6,496	3,005	3,171	1,710
CO-OP	1,708	2,383	1,298	1,535	4,091	3,015	1,777	234
TOTAL	78,416	86,856	69,367	53,802	55,416	44,333	43,441	15,187
K) DEMOLITION DATA BY TYPE								
i) ONTARIO (Annual Data)								
	1988	1989	1990	1991	1992	1993	1994	1995
Single	3,325	3,223	3,309	2,157	2,352	2,070	2,518	N/A
Double	107	102	88	114	68	51	92	N/A
Row	51	19	150	23	46	26	43	N/A
Apts	225	257	513	551	281	337	141	N/A
TOTAL	3,708	3,601	4,060	2,845	2,747	2,484	2,794	N/A
ii) TORONTO, CMA (Annual Data)								
	1988	1989	1990	1991	1992	1993	1994	1995
Single	1,516	1,243	1,353	727	791	733	1,059	N/A
Double	6	7	13	5	4	4	7	N/A
Row	2	2	103	7	9	10	3	N/A
Apts	56	35	151	85	11	139	24	N/A
TOTAL	1,580	1,287	1,620	824	815	886	1,093	N/A
L) SEASONALLY ADJUSTED STARTS								
	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Jun 95
Canada	186,000	190,000	115,000	141,000	143,300	138,900	104,600	92,700
Ontario	81,000	76,000	33,000	49,600	46,300	46,800	32,600	34,400

= CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

	May'94	May'95	% Chg.	June'94	June'95	% Chg.
SOCIALLY ASSISTED STARTS						
Total - Ontario	286	185	-35.3	148	378	155.4
Rental - Ontario	72	69	-4.2	127	294	131.5
Co-op - Ontario	214	116	-45.8	21	84	300.0
SEASONALLY ADJUSTED STARTS (Rev.)						
Total - Canada	132,000	79,600	-39.7	140,800	92.7	-99.9
- Ontario	41,200	24,800	-39.8	44,000	34.4	-99.9
- Quebec	36,100	16,000	-55.7	29,800	14.8	-100.0
- B.C.	30,000	21,400	-28.7	37,700	24.6	-99.9
- Prairies	16,800	10,900	-35.1	19,400	11.7	-99.9
- Atl.Prov.	7,900	6,500	-17.7	9,900	7.2	-99.9
TOTAL HOUSING STARTS						
Total - Canada	14,896	8,490	-43.0	14,714	9,410	-36.0
- U.S.	118,200	106,700	-9.7	108,500	96,900	-10.7
- Ontario	4,393	2,432	-44.6	4,208	3,263	-22.5
- Quebec	4,926	2,424	-50.8	3,577	1,823	-49.0
- B.C.	2,998	1,907	-36.4	3,759	2,282	-39.3
- Prairies	1,738	1,051	-39.5	1,980	1,252	-36.8
- Atl.Prov.	841	676	-19.6	1,190	790	-33.6
- Hamilton	311	174	-44.1	304	102	-66.4
- Kitchener	132	77	-41.7	114	113	-0.9
- London	223	109	-51.1	192	62	-67.7
- Oshawa	337	168	-50.1	228	116	-49.1
- Ottawa	490	127	-74.1	560	299	-46.6
- St.Cath./Niagara	332	69	-79.2	135	99	-26.7
- Sudbury	86	35	-59.3	61	19	-68.9
- Thunder Bay	86	33	-61.6	70	41	-41.4
- Toronto	1,341	1,102	-17.8	1,608	1,623	0.9
- Windsor	258	81	-68.6	182	177	-2.7
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	2,949	1,479	-49.8	2,827	2,004	-29.1
- Hamilton	227	82	-63.9	194	96	-50.5
- Kitchener	111	60	-45.9	102	93	-8.8
- London	96	55	-42.7	121	52	-57.0
- Oshawa	298	119	-60.1	158	77	-51.3
- Ottawa	215	78	-63.7	262	110	-58.0
- St.Cath./Niagara	111	41	-63.1	95	73	-23.2
- Sudbury	19	15	-21.1	49	19	-61.2
- Thunder Bay	33	23	-30.3	52	37	-28.8
- Toronto	1,035	687	-33.6	1,012	875	-13.5
- Windsor	202	81	-59.9	152	132	-13.2

		May'94	May'95	% Chg.	June'94	June'95	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	300	232	-22.7	448	206	-54.0
	- Hamilton	0	8	-	2	2	0.0
	- Kitchener	12	10	-16.7	12	20	66.7
	- London	30	30	0.0	52	10	-80.8
	- Oshawa	6	2	-66.7	4	6	50.0
	- Ottawa	18	2	-88.9	18	8	-55.6
	- St.Cath./Niagara	16	12	-25.0	8	20	150.0
	- Sudbury	2	20	900.0	12	0	-100.0
	- Thunder Bay	6	10	66.7	0	4	-
	- Toronto	130	98	-24.6	232	80	-65.5
	- Windsor	10	0	-100.0	18	2	-88.9
Row	- Ontario	733	382	-47.9	579	407	-29.7
	- Hamilton	60	27	-55.0	39	4	-89.7
	- Kitchener	9	7	-22.2	0	0	-
	- London	91	20	-78.0	19	0	-100.0
	- Oshawa	33	35	6.1	66	18	-72.7
	- Ottawa	233	41	-82.4	254	152	-40.2
	- St.Cath./Niagara	68	16	-76.5	32	6	-81.3
	- Sudbury	24	0	-100.0	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	139	167	20.1	127	183	44.1
	- Windsor	4	0	-100.0	12	0	-100.0
Apartment	- Ontario	411	339	-17.5	354	646	82.5
	- Hamilton	24	57	137.5	69	0	-100.0
	- Kitchener	0	0	-	0	0	-
	- London	6	4	-33.3	0	0	-
	- Oshawa	0	12	-	0	15	-
	- Ottawa	24	6	-75.0	26	29	11.5
	- St.Cath./Niagara	137	0	-100.0	0	0	-
	- Sudbury	41	0	-100.0	0	0	-
	- Thunder Bay	47	0	-100.0	18	0	-100.0
	- Toronto	37	150	305.4	237	485	104.6
	- Windsor	42	0	-100.0	0	43	-
STARTS BY INTENDED MARKET							
Rental	- Canada	1,186	811	-31.6	953	928	-2.6
	- Ontario	306	203	-33.7	198	407	105.6
Ownership	- Canada	10,776	5,839	-45.8	10,399	6,468	-37.8
	- Ontario	3,682	1,908	-48.2	3,664	2,488	-32.1
Condo	- Canada	2,593	1,688	-34.9	3,291	1,930	-41.4
	- Ontario	167	205	22.8	325	284	-12.6
Co-op	- Canada	286	152	-46.9	64	84	31.3
	- Ontario	238	116	-51.3	21	84	300.0

	Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
CUMULATIVE ASSISTED STARTS						
Total - Ontario	2,156	1,160	-46.2	2,304	1,538	-33.2
Rental - Ontario	1,638	703	-57.1	1,765	997	-43.5
Co-op - Ontario	518	457	-11.8	539	541	0.4
CUMULATIVE STARTS						
Total - Canada	14,079	34,115	142.3	62,933	43,525	-30.8
- Ontario	48,219	10,936	-77.3	18,287	14,199	-22.4
- Hamilton	1,140	930	-18.4	1,444	1,032	-28.5
- Kitchener	532	378	-28.9	646	491	-24.0
- London	908	320	-64.8	1,100	382	-65.3
- Oshawa	877	625	-28.7	1,105	741	-32.9
- Ottawa	1,338	578	-56.8	1,898	877	-53.8
- St.Cath./Niagara	619	298	-51.9	754	397	-47.3
- Sudbury	256	116	-54.7	317	135	-57.4
- Thunder Bay	139	44	-68.3	209	85	-59.3
- Toronto	5,733	6,090	6.2	7,341	7,713	5.1
- Windsor	675	417	-38.2	857	594	-30.7
- Barrie	244	108	-55.7	362	192	-47.0
- Belleville	46	33	-28.3	62	115	85.5
- Brantford	94	61	-35.1	130	74	-43.1
- Cornwall	106	39	-63.2	124	59	-52.4
- Guelph	124	71	-42.7	128	103	-19.5
- Kingston	153	92	-39.9	246	141	-42.7
- North Bay	14	15	7.1	33	20	-39.4
- Peterborough	84	196	133.3	113	215	90.3
- Sarnia	68	33	-51.5	107	40	-62.6
- SS Marie	66	31	-53.0	84	71	-15.5
CUM. STARTS BY INTENDED MARKET						
Rental - Canada	4,862	2,764	-43.2	5,815	3,692	-36.5
- Ontario	2,193	873	-60.2	2,391	1,280	-46.5
- Hamilton	207	185	-10.6	276	185	-33.0
- Kitchener	41	0	-100.0	41	0	-100.0
- London	299	26	-91.3	299	26	-91.3
- Oshawa	102	12	-88.2	102	27	-73.5
- Ottawa	14	110	685.7	62	130	109.7
- St.Cath./Niagara	138	0	-100.0	138	0	-100.0
- Sudbury	17	5	-70.6	17	5	-70.6
- Thunder Bay	51	0	-100.0	69	0	-100.0
- Toronto	994	402	-59.6	1,040	663	-36.3
- Windsor	98	0	-100.0	98	43	-56.1
- Barrie	23	0	-100.0	23	0	-100.0
- Belleville	0	0	-	0	46	-
- Brantford	0	0	-	0	0	-
- Cornwall	40	0	-100.0	40	4	-90.0
- Guelph	0	0	-	0	0	-
- Kingston	5	0	-100.0	5	0	-100.0
- North Bay	0	0	-	0	0	-
- Peterborough	0	105	-	0	105	-
- Sarnia	0	0	-	0	0	-
- SS Marie	40	0	-100.0	40	18	-55.0

	Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
CUM.STARTS BY INTENDED MKT-contd.						
Ownership - Canada	30,823	20,418	-33.8	41,222	26,886	-34.8
- Ontario	10,543	7,482	-29.0	14,207	9,970	-29.8
- Hamilton	773	458	-40.8	984	556	-43.5
- Kitchener	464	331	-28.7	578	444	-23.2
- London	437	262	-40.0	610	324	-46.9
- Oshawa	775	613	-20.9	1,003	714	-28.8
- Ottawa	1,300	364	-72.0	1,812	539	-70.3
- St.Cath./Niagara	352	236	-33.0	463	335	-27.6
- Sudbury	113	65	-42.5	174	84	-51.7
- Thunder Bay	52	44	-15.4	104	85	-18.3
- Toronto	4,121	3,810	-7.5	5,405	4,934	-8.7
- Windsor	551	386	-29.9	733	520	-29.1
- Barrie	221	108	-51.1	339	192	-43.4
- Belleville	46	33	-28.3	62	69	11.3
- Brantford	92	42	-54.3	127	55	-56.7
- Cornwall	66	39	-40.9	84	55	-34.5
- Guelph	124	71	-42.7	128	103	-19.5
- Kingston	133	92	-30.8	226	141	-37.6
- North Bay	14	15	7.1	33	20	-39.4
- Peterborough	84	50	-40.5	113	69	-38.9
- Sarnia	68	33	-51.5	107	40	-62.6
- SS Marie	26	31	19.2	44	53	20.5
Condo - Canada	11,754	10,357	-11.9	15,045	12,287	-18.3
- Ontario	718	2,124	195.8	1,043	2,408	130.9
- Hamilton	87	287	229.9	90	291	223.3
- Kitchener	27	47	74.1	27	47	74.1
- London	117	32	-72.6	136	32	-76.5
- Oshawa	0	0	-	0	0	-
- Ottawa	24	20	-16.7	24	40	66.7
- St.Cath./Niagara	44	36	-18.2	68	36	-47.1
- Sudbury	0	0	-	0	0	-
- Thunder Bay	36	0	-100.0	36	0	-100.0
- Toronto	347	1,577	354.5	625	1,815	190.4
- Windsor	26	31	19.2	26	31	19.2
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	2	19	850.0	3	19	533.3
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	41	-	0	41	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

CUM. STARTS BY INTENDED MKT-contd.		Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
Co-op	- Canada	693	553	-20.2	757	637	-15.9
	- Ontario	625	457	-26.9	646	541	-16.3
	- Hamilton	73	0	-100.0	94	0	-100.0
	- Kitchener	0	0	-	0	0	-
	- London	55	0	-100.0	55	0	-100.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	84	-	0	168	-
	- St.Cath./Niagara	85	26	-69.4	85	26	-69.4
	- Sudbury	126	46	-63.5	126	46	-63.5
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	271	301	11.1	271	301	11.1
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	15	0	-100.0	15	0	-100.0
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		May'94	May'95	% Chg.	June'94	June'95	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	8,744	7,208	-17.6	13,320	9,408	-29.4
	- Ontario	2,594	2,250	-13.3	2,945	2,724	-7.5
	- Quebec	1,878	1,296	-31.0	4,626	2,917	-36.9
	- B.C.	2,579	1,988	-22.9	3,543	2,264	-36.1
	- Prairies	1,324	1,143	-13.7	1,724	1,269	-26.4
	- Atl.Prov.	369	531	43.9	482	234	-51.5
	- Hamilton	124	134	8.1	246	112	-54.5
	- Kitchener	120	80	-33.3	132	89	-32.6
	- London	186	108	-41.9	181	254	40.3
	- Oshawa	125	96	-23.2	113	86	-23.9
	- Ottawa	314	130	-58.6	391	165	-57.8
	- St.Cath./Niagara	49	140	185.7	165	132	-20.0
	- Sudbury	21	11	-47.6	32	70	118.8
	- Thunder Bay	50	15	-70.0	19	17	-10.5
	- Toronto	1,143	1,193	4.4	1,098	1,298	18.2
	- Windsor	87	119	36.8	131	99	-24.4
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	1,615	1,172	-27.4	1,765	1,439	-18.5
	- Hamilton	94	87	-7.4	199	86	-56.8
	- Kitchener	66	50	-24.2	108	77	-28.7
	- London	85	34	-60.0	121	43	-64.5
	- Oshawa	102	78	-23.5	113	77	-31.9
	- Ottawa	124	38	-69.4	144	65	-54.9
	- St.Cath./Niagara	37	48	29.7	74	34	-54.1
	- Sudbury	15	4	-73.3	30	18	-40.0
	- Thunder Bay	26	13	-50.0	7	13	85.7
	- Toronto	669	1,193	78.3	522	709	35.8
	- Windsor	85	119	40.0	121	93	-23.1
Semi/Duplex	- Ontario	184	162	-12.0	192	236	22.9
	- Hamilton	6	8	33.3	2	2	0.0
	- Kitchener	20	20	0.0	24	12	-50.0
	- London	18	18	0.0	32	12	-62.5
	- Oshawa	0	16	-	0	0	-
	- Ottawa	10	88	780.0	6	4	-33.3
	- St.Cath./Niagara	12	22	83.3	0	12	-
	- Sudbury	4	2	-50.0	2	52	2500.0
	- Thunder Bay	2	2	0.0	0	4	-
	- Toronto	76	209	175.0	72	94	30.6
	- Windsor	2	4	100.0	10	6	-40.0

		May'94	May'95	% Chg.	June'94	June'95	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	416	432	3.8	417	519	24.5
	- Hamilton	24	29	20.8	45	24	-46.7
	- Kitchener	34	10	-70.6	0	0	-
	- London	33	44	33.3	0	79	-
	- Oshawa	23	16	-30.4	0	9	-
	- Ottawa	180	88	-51.1	117	96	-17.9
	- St.Cath./Niagara	0	22	-	10	24	140.0
	- Sudbury	0	5	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	111	209	88.3	232	223	-3.9
	- Windsor	0	0	-	0	0	-
Apartment	- Ontario	379	484	27.7	571	530	-7.2
	- Hamilton	0	10	-	0	0	-
	- Kitchener	0	0	-	0	0	-
	- London	50	12	-76.0	28	120	328.6
	- Oshawa	0	0	-	0	0	-
	- Ottawa	0	4	-	124	0	-100.0
	- St.Cath./Niagara	0	40	-	81	62	-23.5
	- Sudbury	2	0	-100.0	0	0	-
	- Thunder Bay	22	0	-100.0	12	0	-100.0
	- Toronto	287	323	12.5	272	272	0.0
	- Windsor	0	42	-	0	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	1,002	7,208	619.4	1,612	998	-38.1
	- Ontario	209	495	136.8	335	356	6.3
Ownership	- Canada	5,585	4,402	-21.2	8,008	5,579	-30.3
	- Ontario	2,083	1,492	-28.4	2,152	1,901	-11.7
Condo	- Canada	1,954	1,464	-25.1	3,604	2,657	-26.3
	- Ontario	111	223	100.9	362	293	-19.1
Co-op	- Canada	203	40	-80.3	96	174	81.3
	- Ontario	191	40	-79.1	96	174	81.3

		Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
CUMULATIVE TOTAL COMPLETIONS							
Total	- Canada	40,865	37,210	-8.9	54,185	46,618	-14.0
	- Ontario	13,511	12,463	-7.8	16,456	15,187	-7.7
	- Hamilton	1,040	827	-20.5	1,286	939	-27.0
	- Kitchener	522	527	1.0	654	616	-5.8
	- London	1,084	381	-64.9	1,265	635	-49.8
	- Oshawa	685	652	-4.8	798	738	-7.5
	- Ottawa	1,209	682	-43.6	1,600	847	-47.1
	- St.Cath./Niagara	246	533	116.7	411	665	61.8
	- Sudbury	273	109	-60.1	305	179	-41.3
	- Thunder Bay	209	134	-35.9	228	151	-33.8
	- Toronto	5,525	6,620	19.8	6,623	7,918	19.6
	- Windsor	381	506	32.8	512	605	18.2
	- Barrie	231	159	-31.2	258	210	-18.6
	- Belleville	104	56	-46.2	115	66	-42.6
	- Brantford	156	115	-26.3	175	134	-23.4
	- Cornwall	64	34	-46.9	82	51	-37.8
	- Guelph	189	115	-39.2	216	143	-33.8
	- Kingston	241	126	-47.7	336	156	-53.6
	- North Bay	33	45	36.4	35	51	45.7
	- Peterborough	170	57	-66.5	192	67	-65.1
	- Sarnia	69	37	-46.4	94	42	-55.3
	- SS Marie	87	49	-43.7	89	92	3.4
CUM. COMPLETIONS BY INTENDED MKT							
Rental	- Canada	5,853	4,682	-20.0	7,465	5,680	-23.9
	- Ontario	2,511	2,164	-13.8	2,846	2,520	-11.5
	- Hamilton	285	99	-65.3	298	99	-66.8
	- Kitchener	85	68	-20.0	85	68	-20.0
	- London	441	21	-95.2	469	141	-69.9
	- Oshawa	0	106	-	0	106	-
	- Ottawa	174	129	-25.9	174	145	-16.7
	- St.Cath./Niagara	0	60	-	81	122	50.6
	- Sudbury	98	16	-83.7	98	16	-83.7
	- Thunder Bay	64	2	-96.9	76	4	-94.7
	- Toronto	869	1,488	71.2	1,016	1,555	53.1
	- Windsor	4	98	2350.0	4	98	2350.0
	- Barrie	0	0	-	0	0	-
	- Belleville	50	4	-92.0	50	4	-92.0
	- Brantford	0	0	-	0	0	-
	- Cornwall	26	8	-69.2	26	8	-69.2
	- Guelph	72	0	-100.0	72	0	-100.0
	- Kingston	75	0	-100.0	129	0	-100.0
	- North Bay	2	0	-100.0	2	0	-100.0
	- Peterborough	89	0	-100.0	89	0	-100.0
	- Sarnia	0	0	-	0	0	-
	- SS Marie	60	4	-93.3	60	44	-26.7

		Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
CUM.COMPLETIONS BY INTENDED MKT.							
Ownership	- Canada	24,898	21,622	-13.2	32,906	27,201	-17.3
	- Ontario	9,181	8,822	-3.9	11,333	10,723	-5.4
	- Hamilton	637	478	-25.0	845	563	-33.4
	- Kitchener	361	445	23.3	493	534	8.3
	- London	355	289	-18.6	508	344	-32.3
	- Oshawa	657	510	-22.4	770	596	-22.6
	- Ottawa	1,025	503	-50.9	1,288	652	-49.4
	- St.Cath./Niagara	233	352	51.1	311	414	33.1
	- Sudbury	175	77	-56.0	207	103	-50.2
	- Thunder Bay	114	132	15.8	121	147	21.5
	- Toronto	3,513	4,297	22.3	4,166	5,249	26.0
	- Windsor	377	408	8.2	508	507	-0.2
	- Barrie	231	159	-31.2	258	210	-18.6
	- Belleville	54	52	-3.7	65	62	-4.6
	- Brantford	141	79	-44.0	159	93	-41.5
	- Cornwall	38	26	-31.6	56	43	-23.2
	- Guelph	91	115	26.4	118	143	21.2
	- Kingston	166	126	-24.1	207	156	-24.6
	- North Bay	31	45	45.2	33	51	54.5
	- Peterborough	70	42	-40.0	92	52	-43.5
	- Sarnia	69	37	-46.4	94	42	-55.3
	- SS Marie	27	45	66.7	29	48	65.5
Condo	- Canada	9,583	10,733	12.0	13,187	13,390	1.5
	- Ontario	1,334	1,417	6.2	1,696	1,710	0.8
	- Hamilton	81	250	208.6	106	277	161.3
	- Kitchener	76	14	-81.6	76	14	-81.6
	- London	148	71	-52.0	148	150	1.4
	- Oshawa	28	36	28.6	28	36	28.6
	- Ottawa	10	50	400.0	42	50	19.0
	- St.Cath./Niagara	7	61	771.4	13	69	430.8
	- Sudbury	0	16	-	0	16	-
	- Thunder Bay	31	0	-100.0	31	0	-100.0
	- Toronto	881	835	-5.2	1,179	984	-16.5
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	15	36	140.0	16	41	156.3
	- Cornwall	0	0	-	0	0	-
	- Guelph	26	0	-100.0	26	0	-100.0
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	11	15	36.4	11	15	36.4
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

	Jan-May'94	Jan-May'95	% Chg.	Jan-June94	Jan-June95	% Chg.
CUM. COMPLETIONS BY INTENDED MKT.						
Co-op						
- Canada	531	173	-67.4	627	347	-44.7
- Ontario	485	60	-87.6	581	234	-59.7
- Hamilton	37	0	-100.0	37	0	-100.0
- Kitchener	0	0	-	0	0	-
- London	140	0	-100.0	140	0	-100.0
- Oshawa	0	0	-	0	0	-
- Ottawa	0	0	-	96	0	-100.0
- St.Cath./Niagara	6	60	900.0	6	60	900.0
- Sudbury	0	0	-	0	44	-
- Thunder Bay	0	0	-	0	0	-
- Toronto	262	0	-100.0	262	130	-50.4
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT

		May'94	May'95	% Chg.	June'94	June'95	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	73,271	56,099	-23.4	74,781	56,118	-25.0
	- Ontario	22,526	18,650	-17.2	23,783	19,197	-19.3
	- Quebec	14,936	8,916	-40.3	13,880	7,830	-43.6
	- B.C.	25,079	19,543	-22.1	25,289	19,564	-22.6
	- Prairies	8,030	6,916	-13.9	8,424	6,898	-18.1
	- Atl.Prov.	2,700	2,074	-23.2	3,405	2,629	-22.8
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	8,774	7,837	-10.7	9,830	8,400	-14.5
Semi	- Ontario	1,082	1,035	-4.3	1,343	1,005	-25.2
Row	- Ontario	3,520	3,071	-12.8	3,662	2,961	-19.1
Apartments	- Ontario	9,150	6,707	-26.7	8,948	6,831	-23.7
RESIDENTIAL BUILDING PERMITS*							
Total	- Ontario	5,359	4,018	-25.0	5,997	4,229	-29.5
	- Toronto	1,605	1,486	-7.4	2,112	1,700	-19.5
	- Ottawa	590	293	-50.3	592	189	-68.1
Single	- Ontario	3,897	2,371	-39.2	3,641	2,079	-42.9
	- Toronto	1,139	718	-37.0	1,058	562	-46.9
	- Ottawa	269	128	-52.4	248	82	-66.9
Doubles	- Ontario	605	250	-58.7	358	159	-55.6
	- Toronto	299	114	-61.9	126	26	-79.4
	- Ottawa	12	4	-66.7	7	2	-71.4
Row	- Ontario	531	522	-1.7	1,164	596	-48.8
	- Toronto	58	254	337.9	433	121	-72.1
	- Ottawa	258	129	-50.0	328	48	-85.4
Apartments	- Ontario	256	722	182.0	706	1,236	75.1
	- Toronto	85	376	342.4	449	931	107.3
	- Ottawa	51	28	-45.1	5	50	900.0
Cottages	- Ontario	37	41	10.8	61	41	-32.8
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	33	112	239.4	61	118	93.4
	- Toronto	24	24	0.0	46	60	30.4
	- Ottawa	0	4	-	4	7	75.0
INTEREST RATES							
1 Yr Mortgage	- Canada	7.95	8.50	6.9	8.95	8.00	-10.6
5 Yr Mortgage	- Canada	9.50	8.88	-6.5	10.75	8.63	-19.7
Prime Rate	- Canada	6.75	9.25	37.0	8.00	8.75	9.4
Bank Rate	- Canada	6.31	7.64	21.1	6.92	6.97	0.7
HOUSING LOANS IN DEFAULT (%)							
	- Canada	0.49	0.52	6.1	0.46	0.52	13.0
	- Ontario	0.54	0.57	5.6	0.51	0.58	13.7

* Revised figures.

		May'94	May'95	% Chg.	June'94	June'95	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	129.9	133.7	2.9	130.2	133.7	2.7
	- Ontario	130.5	134.7	3.2	130.7	134.8	3.1
	- Toronto	131.1	135.4	3.3	131.3	135.5	3.2
	- Ottawa	130.5	135.0	3.4	130.4	135.1	3.6
	- Thunder Bay	128.9	133.3	3.4	128.9	133.5	3.6
Housing	- Canada	127.9	130.3	1.9	128.1	130.3	1.7
	- Ontario	130.1	132.6	1.9	130.3	132.6	1.8
	- Toronto	130.4	N/A	-	130.7	N/A	-
	- Ottawa	128.6	N/A	-	128.4	N/A	-
	- Thunder Bay	127.5	N/A	-	127.3	N/A	-
Shelter*	- Canada	131.9	133.9	1.5	132.1	134.1	1.5
	- Ontario	135.1	137.5	1.8	135.3	137.5	1.6
	- Toronto	135.0	137.4	1.8	134.5	137.5	2.2
	- Ottawa	133.0	135.0	1.5	133.2	134.8	1.2
	- Thunder Bay	133.0	134.8	1.4	133.2	134.9	1.3
Owned Accom.	- Canada	132.1	135.3	2.4	132.4	135.2	2.1
	- Ontario	135.2	138.5	2.4	135.6	138.4	2.1
	- Toronto	135.8	139.3	2.6	132.2	139.3	5.4
	- Ottawa	130.2	133.0	2.2	130.5	132.6	1.6
	- Thunder Bay	132.0	135.0	2.3	132.2	135.1	2.2
Rented Accom.	- Canada	129.6	131.6	1.5	129.7	131.7	1.5
	- Ontario	134.0	136.7	2.0	134.2	136.8	1.9
	- Toronto	133.8	136.6	2.1	133.9	136.7	2.1
	- Ottawa	135.9	138.5	1.9	136.0	138.7	2.0
	- Thunder Bay	128.0	129.7	1.3	128.1	129.8	1.3
Rent	- Canada	130.2	132.2	1.5	130.3	132.3	1.5
	- Ontario	134.5	137.1	1.9	134.7	137.2	1.9
	- Toronto	134.3	N/A	-	134.4	N/A	-
	- Ottawa	136.3	N/A	-	136.4	N/A	-
	- Thunder Bay	128.3	N/A	-	128.4	N/A	-
LABOR FORCE (000s)*							
Seasonally Adj.	- Canada	14,811	14,912	0.7	14,794	14,935	1.0
	- Ontario	5,691	5,748	1.0	5,671	5,738	1.2
Unadjusted	- Canada	14,959	15,040	0.5	15,132	15,261	0.9
	- Ontario	5,738	5,791	0.9	5,787	5,840	0.9
EMPLOYMENT (000s)*							
Seasonally Adj.	- Canada	13,236	13,488	1.9	13,269	13,504	1.8
	- Ontario	5,129	5,231	2.0	5,135	5,233	1.9
Unadjusted	- Canada	13,358	13,591	1.7	13,654	13,881	1.7
	- Ontario	5,167	5,261	1.8	5,249	5,339	1.7
UNEMPLOYMENT RATE*							
Seasonally Adj.	- Canada	10.6	9.5	-10.4	10.3	9.6	-6.8
	- Ontario	9.9	9.0	-9.1	9.5	8.8	-7.4
Unadjusted	- Canada	10.7	9.6	-10.3	9.8	9.0	-8.2
	- Ontario	10.0	9.1	-9.0	9.3	8.6	-7.5
	- Quebec	12.4	10.7	-13.7	11.0	10.3	-6.4
	- B.C.	9.2	8.8	-4.3	8.7	8.5	-2.3

* Revised figures.

	May'94	May'95	% Chg.	June'94	June'95	%Chg.
UNEMPLOYMENT RATE-contd.						
- Alberta	9.1	8.1	-11.0	8.7	7.1	-18.4
- Manitoba	9.4	7.2	-23.4	8.2	6.5	-20.7
- Saskatchewan	7.1	7.0	-1.4	6.0	5.9	-1.7
- New Brunswick	14.0	12.0	-14.3	11.4	11.6	1.8
- Newfoundland	23.4	21.0	-10.3	20.7	18.6	-10.1
- Nova Scotia	13.5	13.3	-1.5	12.4	12.5	0.8
- P.E.I.	15.3	13.6	-11.1	11.3	10.4	-8.0
- Hamilton	8.7	7.3	-16.1	8.0	6.4	-20.0
- Kitchener	7.7	7.5	-2.6	7.2	7.4	2.8
- London	9.3	9.0	-3.2	9.3	8.1	-12.9
- Oshawa	11.1	8.0	-27.9	9.9	8.3	-16.2
- Ottawa	8.9	10.5	18.0	8.3	10.1	21.7
- St.Cath./Niagara	11.2	8.8	-21.4	10.4	8.2	-21.2
- Sudbury	10.4	8.9	-14.4	10.8	8.1	-25.0
- Thunder Bay	13.6	8.7	-36.0	12.9	8.5	-34.1
- Toronto	10.5	8.9	-15.2	10.2	8.8	-13.7
- Windsor	10.8	10.3	-4.6	9.4	10.4	10.6
TOTAL EMPLOYMENT (000s) - revised						
- Hamilton	311	309	-0.6	312	316	1.3
- Kitchener	199	207	4.0	202	209	3.5
- London	204	205	0.5	206	211	2.4
- Oshawa	122	127	4.1	125	129	3.2
- Ottawa	519	513	-1.2	527	519	-1.5
- St.Cath./Niagara	153	161	5.2	154	165	7.1
- Sudbury	72	76	5.6	73	78	6.8
- Thunder Bay	57	64	12.3	59	65	10.2
- Toronto	2027	2094	3.3	2048	2108	2.9
- Windsor	125	123	-1.6	127	125	-1.6
CONSTRUCTION EMPLOYMENT (000s) - revised						
- Hamilton	15.0	16.0	6.7	17.0	16.5	-2.9
- Kitchener	8.0	7.9	-1.2	9.0	8.5	-5.6
- London	11.0	8.9	-19.1	13.0	9.8	-24.6
- Oshawa	4.0	5.4	35.0	4.0	5.6	40.0
- Ottawa	29.0	18.6	-35.9	29.0	20.1	-30.7
- St.Cath./Niagara	6.0	7.6	26.7	7.0	8.9	27.1
- Sudbury	5.0	N/A	-	5.0	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	103.0	98.2	-4.7	113.0	102.1	-9.6
- Windsor	7.0	7.9	12.9	7.0	8.5	21.4
% OF CONSTRUCTION EMPLOYMENT						
- Hamilton	4.8	5.2	7.4	5.4	5.2	-4.2
- Kitchener	4.0	3.8	-5.1	4.5	4.1	-8.7
- London	5.4	4.3	-19.5	6.3	4.6	-26.4
- Oshawa	3.3	4.3	29.7	3.2	4.3	35.7
- Ottawa	5.6	3.6	-35.1	5.5	3.9	-29.6
- St.Cath./Niagara	3.9	4.7	20.4	4.5	5.4	18.7
- Sudbury	6.9	N/A	-	6.8	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	5.1	4.7	-7.7	5.5	4.8	-12.2
- Windsor	5.6	6.4	14.7	5.5	6.8	23.4

NEW & RESALE HOUSE PRICES

	May'94	May'95	% Chg.	June'94	June'95	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	126.5	125.2	-1.0	127.2	125.0	-1.7
- Kitchener/Waterloo	122.9	122.3	-0.5	123.0	122.6	-0.3
- London	146.3	142.4	-2.7	146.3	141.5	-3.3
- Ottawa/Hull	123.4	120.8	-2.1	123.1	120.4	-2.2
- St.Cath./Niagara	121.8	119.8	-1.6	122.4	120.5	-1.6
- Toronto	136.3	138.2	1.4	137.1	137.5	0.3
- Windsor	127.0	128.3	1.0	127.0	128.3	1.0
- Sudbury/Th. Bay	137.7	137.6	-0.1	137.7	137.6	-0.1
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	125.0	125.0	0.0	126.2	124.5	-1.3
- Kitchener/Waterloo	116.5	115.5	-0.9	116.6	116.0	-0.5
- London	145.1	139.8	-3.7	145.1	138.6	-4.5
- Ottawa/Hull	118.6	115.8	-2.4	118.3	115.3	-2.5
- St.Cath./Niagara	119.0	116.3	-2.3	119.9	117.3	-2.2
- Toronto	119.8	122.5	2.3	120.8	121.6	0.7
- Windsor	121.9	122.1	0.2	121.9	122.1	0.2
- Sudbury/Th. Bay	137.1	137.1	0.0	137.1	137.1	0.0
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	128.4	125.8	-2.0	128.4	125.8	-2.0
- Kitchener/Waterloo	147.5	147.5	0.0	147.5	147.5	0.0
- London	164.1	164.4	0.2	164.1	164.4	0.2
- Ottawa/Hull	144.7	143.2	-1.0	144.6	143.2	-1.0
- St.Cath./Niagara	126.3	126.6	0.2	126.3	126.6	0.2
- Toronto	182.9	182.9	0.0	182.8	182.9	0.1
- Windsor	149.1	153.7	3.1	149.1	153.7	3.1
- Sudbury/Th. Bay	141.9	141.9	0.0	141.9	141.9	0.0
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$158,929	\$148,618	-6.5	\$152,751	\$148,416	-2.8
- Ontario	\$163,687	\$158,868	-2.9	\$162,561	\$155,877	-4.1
- Hamilton	\$147,874	\$141,314	-4.4	\$147,919	\$144,202	-2.5
- Kitchener&Waterloo	\$141,712	\$141,445	-0.2	\$144,365	\$143,126	-0.9
- London&St.Thomas	\$134,751	\$128,950	-4.3	\$138,957	\$144,651	4.1
- Ottawa&Carlton	\$151,813	\$145,215	-4.3	\$142,917	\$142,666	-0.2
- St.Cath.&District	\$118,124	\$120,282	1.8	\$131,048	\$121,345	-7.4
- Sudbury	\$119,531	\$118,586	-0.8	\$109,619	\$116,426	6.2
- Thunder Bay	\$116,802	\$118,597	1.5	\$114,117	\$115,171	0.9
- Toronto	\$215,421	\$212,627	-1.3	\$214,246	\$202,298	-5.6
- Windsor&Essex	\$121,059	\$119,802	-1.0	\$120,662	\$115,975	-3.9

HOUSE SALES & NEW LISTINGS

	May'94	May'95	% Chg.	June'94	June'95	% Chg.
MLS RESIDENTIAL RESALES						
- Canada	30,634	27,455	-10.4	26,286	26,875	2.2
- Ontario	12,766	12,101	-5.2	11,578	12,129	4.8
- Hamilton	854	764	-10.5	732	714	-2.5
- Kitchener&Waterloo	405	393	-3.0	306	389	27.1
- London&St.Thomas	633	590	-6.8	548	570	4.0
- Ottawa&Carlton	584	732	25.3	492	772	56.9
- St.Cath.&District	264	230	-12.9	240	225	-6.3
- Sudbury	176	180	2.3	158	193	22.2
- Thunder Bay	135	140	3.7	143	136	-4.9
- Toronto	4,118	3,785	-8.1	3,848	4,172	8.4
- Windsor&Essex	519	390	-24.9	498	418	-16.1
MLS NEW RESIDENTIAL LISTINGS						
- Canada	67,079	68,105	1.5	60,188	59,024	-1.9
- Ontario	29,137	29,686	1.9	27,154	25,162	-7.3
- Hamilton	2,357	2,157	-8.5	2,190	2,035	-7.1
- Kitchener&Waterloo	731	910	24.5	680	851	25.1
- London&St.Thomas	1,518	1,753	15.5	1,391	1,357	-2.4
- Oshawa&District	874	807	-7.7	807	766	-5.1
- Ottawa&Carlton	2,319	2,001	-13.7	2,046	1,838	-10.2
- St.Cath.&District	744	680	-8.6	691	551	-20.3
- Sudbury	563	610	8.3	545	517	-5.1
- Thunder Bay	309	297	-3.9	291	303	4.1
- Toronto	7,192	7,990	11.1	7,180	7,405	3.1
- Windsor&Essex	891	825	-7.4	848	756	-10.8

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY

	1st/Q.94	1st/Q.95	% Chg.	2nd/Q.94	2nd/Q.95	% Chg.
SEASONALLY ADJUSTED STARTS*						
- Canada	153,900	127,400	-17.2	165,800	108,300	-34.7
- Ontario	43,700	41,900	-4.1	48,900	33,300	-31.9
- Quebec	35,500	27,100	-23.7	41,600	23,100	-44.5
- B.C.	43,400	32,000	-26.3	38,400	26,800	-30.2
- Prairies	22,300	17,900	-19.7	23,900	16,000	-33.1
- Atlantic Provinces	9,000	8,500	-5.6	13,000	9,100	-30.0
TOTAL HOUSING STARTS						
- Canada	23,878	19,302	-19.2	51,387	33,090	-35.6
- Ontario	6,259	6,042	-3.5	14,165	9,519	-32.8
- Quebec	4,575	3,407	-25.5	15,795	9,039	-42.8
- B.C.	8,568	6,226	-27.3	10,731	7,241	-32.5
- Prairies	3,779	2,982	-21.1	6,910	4,498	-34.9
- Atlantic Provinces	697	645	-7.5	3,786	2,793	-26.2
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	3,259	2,953	-9.4	9,632	5,796	-39.8
Semi/Duplex - Ontario	358	226	-36.9	1,190	764	-35.8
Row - Ontario	1,296	1,065	-17.8	1,988	1,379	-30.6
Apartment - Ontario	1,346	1,798	33.6	1,355	1,580	16.6
TOTAL HOUSING COMPLETIONS						
- Canada	28,769	26,200	-8.9	37,154	28,964	-22.0
- Ontario	9,541	8,577	-10.1	9,325	8,331	-10.7
- Quebec	3,870	3,573	-7.7	9,661	6,835	-29.3
- B.C.	8,581	8,677	1.1	10,585	8,205	-22.5
- Prairies	2,408	3,528	46.5	5,528	3,992	-27.8
- Atlantic Provinces	4,369	1,845	-57.8	2,055	1,601	-22.1
COMPLETIONS BY STRUCTURE						
Single - Ontario	5,118	5,202	1.6	5,760	4,700	-18.4
Semi/Duplex - Ontario	538	576	7.1	566	543	-4.1
Row - Ontario	1,783	1,303	-26.9	1,353	1,368	1.1
Apartment - Ontario	2,102	1,496	-28.8	1,646	1,720	4.5
UNITS UNDER CONSTRUCTION						
- Canada	74,679	64,561	-13.5	89,143	68,490	-23.2
- Ontario	21,690	19,888	-8.3	26,430	21,095	-20.2
- Quebec	10,503	7,566	-28.0	16,846	9,771	-42.0
- B.C.	28,935	24,732	-14.5	29,071	23,633	-18.7
- Prairies	4,855	8,181	68.5	10,234	8,609	-15.9
- Atlantic Provinces	8,696	4,194	-51.8	6,562	5,382	-18.0
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	8,407	9,044	7.6	12,225	10,140	-17.1
Semi/Duplex - Ontario	814	830	2.0	1,446	1,051	-27.3
Row - Ontario	3,087	3,013	-2.4	3,720	3,037	-18.4
Apartment - Ontario	9,382	7,001	-25.4	9,039	6,867	-24.0

* Revised figures.

**CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP
QUARTERLY**

	1st/Q.94	1st/Q.95	% Chg.	2nd/Q.94	2nd/Q.95	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	118.4	122.4	3.4	119.4	123.1	3.1
- Toronto	121.2	125.9	3.9	123.0	126.3	2.7
- Ottawa/Hull	127.1	130.3	2.5	128.3	131.1	2.2
- Montreal	112.0	115.5	3.1	112.8	115.9	2.7
- Vancouver	123.7	127.9	3.4	124.3	128.8	3.6
RESALE HOUSE PRICES*						
- Canada	\$160,133	\$153,255	-4.3	\$159,779	\$150,973	-5.5
- Ontario	\$161,128	\$156,947	-2.6	\$162,670	\$157,561	-3.1
- Hamilton	\$145,206	\$138,385	-4.7	\$147,822	\$140,846	-4.7
- Kitchener & Waterloo	\$141,407	\$134,491	-4.9	\$142,129	\$138,687	-2.4
- London & St. Thomas	\$135,658	\$129,886	-4.3	\$135,672	\$133,211	-1.8
- Oshawa & District	\$139,053	\$133,653	-3.9	\$141,433	\$138,823	-1.8
- Ottawa & Carleton	\$145,888	\$144,071	-1.2	\$147,011	\$143,275	-2.5
- St.Catharines & District	\$125,191	\$121,751	-2.7	\$125,263	\$122,154	-2.5
- Sudbury	\$114,618	\$109,461	-4.5	\$114,422	\$113,981	-0.4
- Thunder Bay	\$118,735	\$107,095	-9.8	\$117,632	\$111,807	-5.0
- Toronto	\$203,774	\$205,905	1.0	\$208,852	\$207,605	-0.6
- Windsor & Essex	\$118,016	\$117,150	-0.7	\$118,355	\$117,258	-0.9
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$732,112	\$773,644	5.7	\$743,896	\$777,204	4.5
- Ontario	\$294,786	\$310,804	5.4	\$299,510	N/A	-
at Constant 1986 Prices (\$ Millions)						
- Canada	\$585,736	\$610,720	4.3	\$594,196	\$609,144	2.5
- Ontario	\$231,660	\$244,762	5.7	\$235,111	N/A	-

* Revised figures.

HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION ALL AREAS - ANNUAL

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
DEMOLITION BUILDING PERMITS						
Total	2,747	-3.4	2,484	-9.6	2,794	12.5
- Ontario	72	41.2	97	34.7	106	9.3
- Hamilton	57	32.6	40	-29.8	40	0.0
- Kitchener	106	86.0	34	-67.9	53	55.9
- London	16	-51.5	36	125.0	26	-27.8
- Oshawa	323	-30.4	174	-46.1	127	-27.0
- Ottawa	82	-1.2	78	-4.9	75	-3.8
- St. Catharines/Niagara	56	166.7	53	-5.4	91	71.7
- Sudbury	73	-23.2	53	-27.4	39	-26.4
- Thunder Bay	815	-1.1	886	8.7	1,093	23.4
- Toronto	97	-19.2	74	-23.7	1,050	1318.9
- Windsor						
Single	2,352	9.0	2,070	-12.0	2,516	21.5
- Ontario	791	8.8	733	-7.3	1,069	45.8
- Toronto						
Double	68	-40.4	51	-25.0	92	80.4
- Ontario	4	-20.0	4	0.0	7	75.0
- Toronto						
Row	46	100.0	26	-43.5	43	65.4
- Ontario	9	28.6	10	11.1	3	-70.0
- Toronto						
Apartment	281	-49.0	337	19.9	141	-58.2
- Ontario	11	-87.1	139	1163.6	24	-82.7
- Toronto						
	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)	\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)	\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
-TOWNHOUSE						
(with single car garage)	\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)	\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)	\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK						
Speculative NHA (no garage)	\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)	\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)	\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)	\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)	\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
-TOWNHOUSE (with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
	1992	% Chg.	1993	% Chg.	1994	% Chg.
HOUSING STOCK (OCCUPIED & VACANT)*						
Total - Ontario	3,906,794	1.6	3,956,434	1.3	4,003,421	1.2
Owned	2,470,713	1.3	2,502,480	1.3	2,533,191	1.2
Rented	1,436,081	2.1	1,453,954	1.2	1,470,230	1.1
SINGLE DWELLINGS						
Total - Ontario	2,236,572	1.3	2,262,015	1.1	2,288,142	1.2
Owned	2,009,448	1.1	2,034,532	1.2	2,060,686	1.3
Rented	2,271,240	2.5	2,274,830	0.2	2,274,560	-0.0
MULTIPLE DWELLINGS						
Total - Ontario	1,670,222	2.1	1,694,419	1.4	1,715,279	1.2
Owned	461,265	2.2	467,948	1.4	472,505	1.0
Rented	1,208,957	2.0	1,226,471	1.4	1,242,774	1.3

* Revised figures.

**REPAIRS & RENOVATIONS
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner						
Households - Ontario	2,325,740	1.3	2,426,050	4.3	2,486,760	2.5
Households with Expenditure						
- Total	1,612,240	-5.7	1,662,890	3.1	1,644,300	-1.1
- Contract	948,040	-7.8	926,930	-2.2	948,970	2.4
- Material	1,271,970	-2.9	1,304,580	2.6	1,222,090	-6.3
Aggregate Expenditure (\$ millions)						
- Total	\$4,890	-7.2	\$4,702	-3.8	\$5,078	8.0
- Contract	\$3,454	-8.7	\$3,260	-5.6	\$3,783	16.0
- Material	\$1,436	-3.4	\$1,442	0.4	\$1,295	-10.2
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,103	-8.3	\$1,938	-7.8	\$2,042	5.4
- Contract	\$1,485	-9.8	\$1,344	-9.5	\$1,521	13.2
- Material	\$617	-4.8	\$594	-3.7	\$521	-12.3
Repairs & Maintenance						
- Total	\$419	-7.7	\$410	-2.1	\$401	-2.2
- Contract	\$273	-9.0	\$263	-3.7	\$271	3.0
- Material	\$147	-4.5	\$147	0.0	\$130	-11.6
Replacement of Equipment						
- Total	\$250	9.6	\$211	-15.6	\$207	-1.9
- Contract	\$197	11.9	\$162	-17.8	\$173	6.8
- Material	\$53	1.9	\$49	-7.5	\$34	-30.6
Additions						
- Total	\$547	-8.7	\$403	-26.3	\$361	-10.4
- Contract	\$376	-13.0	\$266	-29.3	\$250	-6.0
- Material	\$171	2.4	\$137	-19.9	\$111	-19.0
Renovations & Alterations						
- Total	\$753	-11.4	\$806	7.0	\$963	19.5
- Contract	\$543	-11.7	\$569	4.8	\$749	31.6
- Material	\$211	-10.2	\$237	12.3	\$214	-9.7
New Installations						
- Total	\$133	-18.4	\$109	-18.0	\$110	0.9
- Contract	\$97	-21.8	\$84	-13.4	\$79	-6.0
- Material	\$36	-7.7	\$25	-30.6	\$31	24.0

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$690,122	2.0	\$712,855	3.3	\$750,053	5.2
- Ontario	\$282,040	1.5	\$287,651	2.0	\$302,482	5.2
at Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	0.1	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
All Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Shelter						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Rent						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

* Revised figures.

SOURCES BY SUBJECT

SUBJECT	SOURCE
Housing Starts	Canada Mortgage & Housing Corporation
Housing Completions	Canada Mortgage & Housing Corporation
Units Under Construction	Canada Mortgage & Housing Corporation
U.S. Housing Starts	U.S. Department of Commerce, Census Bureau
Residential Building Permits	Statistics Canada
Demolition Permits	Statistics Canada
New House Price Index	Statistics Canada
Apartment Construction Price Index	Statistics Canada
Estimated Housing Stock	Statistics Canada
Expenditure on Repairs & Renovations	Statistics Canada
Consumer Price Index	Statistics Canada
Gross Domestic Product	Statistics Canada & Ministry of Finance
Interest Rates	Bank of Canada
Housing Loans in Default	Canadian Bankers' Association
Labor Force & Employment	Ministry of Finance
Unemployment Rates	Ministry of Labour (based on Labour Force Survey, Statistics Canada)
Construction Employment	Ministry of Labour
Resale House Prices	Canadian Real Estate Association
MLS Residential Sales	Canadian Real Estate Association
MLS New Residential Listings	Canadian Real Estate Association
Costruction Costs	Toronto Real Estate Board

NOTES

- 1) Percent changes indicate the current period compared to the same period of the previous year.
- 2) Housing starts and completions statistics by intended market are not available prior to 1983.
- 3) Rental housing starts include private and assisted starts, but exclude co-op starts.
- 4) Socially assisted housing starts includes activities under the following section of the National Housing Act:
 - Loans to non-profit corporations
 - Public housing
 - Federal-provincial rental and sales housing projects
 - Approved lender non-profit and provincial unilateral assisted units.
- 5) U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.
- 6) Dwelling units 'under construction' are as of the end of the stated period.
- 7) Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.
- 8) Building demolition permits: single dwellings include cottages.
- 9) New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.
- 10) Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.
- 11) Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) Interest rate statistics are as announced the last week of each month or year.
- 14) Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994. Starting March 1, 1994 figures from Prenor Trust are included in the Laurentian Bank data; starting August 1, 1994, figures from Royal Trust included in Royal Bank data; starting December 1, 1994, figures from Montreal Trust are included in the Bank of Nova Scotia's data; starting December 1, 1994, Confederation Trust mortgages are included in the Toronto Dominion Bank's data; starting January 1, 1995, figures from North West Trust are included in the Canadian Western Bank figures.
- 15) Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.
- 16) Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

- 17) The Consumer Price Index (CPI) methodology was revised in January 1995. The basket of goods and services used to calculate the CPI was updated to reflect changes in consumer spending patterns. The 1986 spending pattern was replaced with 1992 consumer spending patterns. However, the time base remains 1986=100.

CADON
H0400
-H57

ISSN 1192-0955

HOUSING STATISTICS

July-August 1995



Ministry of Municipal Affairs & Housing
Ontario

HOUSING STATISTICS

July-August 1995

Ministry of Municipal Affairs & Housing
Corporate & Strategic Analysis Branch

TABLE OF CONTENTS

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS

1

Canada, U.S., Provinces

Ontario's CMAs & Selected CAs

HOUSING COMPLETIONS

6

Canada, Provinces

Ontario's CMAs & Selected CAs

UNITS UNDER CONSTRUCTION

11

Canada & Provinces

RESIDENTIAL BUILDING PERMITS

11

Ontario, Toronto & Ottawa

INTEREST RATES

11

Canada

HOUSING LOANS IN DEFAULT

11

Canada & Ontario

CONSUMER PRICE INDEX

12

Canada, Ontario &

Selected Municipalities

LABOR FORCE

12

Canada & Ontario

EMPLOYMENT

12

Canada & Ontario

UNEMPLOYMENT RATES

12

Canada, Provinces &

Ontario's CMAs

CONSTRUCTION EMPLOYMENT

13

Ontario's CMAs

NEW HOUSE PRICE INDICES

14

Selected Ontario's CMAs

...../2

<u>MONTHLY STATISTICS</u> (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES <i>Canada, Ontario & Selected Areas</i>	14
MLS RESIDENTIAL RESALES <i>Canada, Ontario & Selected Areas</i>	15
MLS NEW RESIDENTIAL LISTINGS <i>Canada, Ontario & Selected Areas</i>	15
 <u>QUARTERLY STATISTICS</u>	
HOUSING STARTS <i>Canada & Provinces</i>	16
HOUSING COMPLETIONS <i>Canada & Provinces</i>	16
UNITS UNDER CONSTRUCTION <i>Canada & Provinces</i>	16
APARTMENT CONSTRUCTION PRICE INDEX <i>Canada & Selected Municipalities</i>	17
RESALE HOUSE PRICES 17 <i>Canada, Ontario & Selected Areas</i>	
GROSS DOMESTIC PRODUCT <i>Canada & Ontario</i>	17
 <u>ANNUAL STATISTICS</u>	
HOUSING STARTS <i>Canada & Provinces</i>	18
HOUSING COMPLETIONS <i>Canada & Provinces</i>	18

<u>ANNUAL STATISTICS (contd.)</u>	PAGE
UNITS UNDER CONSTRUCTION <i>Canada & Provinces</i>	18
DEMOLITION PERMITS <i>Ontario & Selected Areas</i>	19
CONSTRUCTION COSTS <i>Metro Toronto</i>	19
ESTIMATED HOUSING STOCK <i>Ontario</i>	20
EXPENDITURE ON REPAIRS & RENOVATIONS <i>Ontario - Homeowner Households</i>	21
GROSS DOMESTIC PRODUCT <i>Canada & Ontario</i>	22
CONSUMER PRICE INDEX <i>Canada, Ontario & Selected Municipalities</i>	22
<u>SOURCES BY SUBJECT</u>	
<u>ENDNOTES</u>	

1988-1994: Annual Data; 1st Q + 2nd Q/95: Quarterly Data;
Jan-Aug. 1995: Cumulative Data or Aug. 1995 (where applicable)

ALL AREAS

TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Canada	222,562	215,382	181,630	156,197	168,271	155,443	154,057	52,392
Ontario	99,924	93,337	62,649	52,794	55,772	45,140	46,645	15,561
Toronto, CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	7,713
SEASONALLY ADJUSTED STARTS	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	2Q/95
Canada	231,000	220,000	147,000	167,600	164,600	162,200	141,700	108,300
Ontario	106,000	89,000	45,000	59,500	51,000	51,000	43,900	33,300
Toronto, CMA	N/A	45,000	17,000	13,000	21,600	16,500	14,000	19,700
TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Canada	216,532	217,371	206,163	160,014	173,245	161,794	162,085	55,164
Ontario	88,727	99,817	80,562	59,622	63,134	51,130	49,106	16,908
Toronto, CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	7,918
UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	June.95
Canada	131,452	127,563	100,672	95,035	87,518	79,761	59,204	56,118
Ontario	74,465	66,695	47,808	40,599	31,653	25,047	20,178	19,197
Toronto, CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,935
STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Single-detached	57,099	53,511	32,425	26,290	27,868	26,240	30,036	8,749
Semi-detached	2,432	2,248	2,338	1,730	2,611	2,537	3,421	990
Row	9,902	8,950	8,462	9,472	9,246	7,448	7,226	2,444
Apartment	30,491	28,628	19,424	15,302	16,047	8,915	5,962	3,378
Row	99,924	93,337	62,649	52,794	55,772	45,140	46,645	15,561
COMPLETIONS - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q/95
Single-detached	58,072	54,732	43,130	27,499	30,193	27,470	28,876	9,902
Semi-detached	2,552	2,336	2,499	1,986	2,365	2,544	3,216	1,119
Row	10,168	10,182	8,725	7,447	11,590	7,345	7,542	2,671
Apartment	17,935	32,567	26,208	22,690	18,986	13,771	9,472	3,216
Row	88,727	99,817	80,562	59,622	63,134	51,130	49,106	16,908
UNDER CONSTRUCTION - ONTARIO	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	June.95
Single-detached	27,715	26,624	15,596	14,225	11,592	10,243	9,236	8,400
Semi-detached	1,121	1,035	910	650	914	1,002	1,114	1,005
Row	6,305	4,773	4,651	6,635	3,623	3,655	3,159	2,961
Apartment	39,324	34,263	26,651	19,089	15,524	10,147	6,669	6,831
Row	74,465	66,695	47,808	40,599	31,653	25,047	20,178	19,197

H) BUILDING PERMITS		1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada		234,132	221,037	174,937	166,261	169,047	158,476	156,931	80,62
Ontario		107,370	94,801	61,575	60,089	54,272	45,480	49,395	25,88
Toronto,CMA		42,382	32,725	16,441	21,746	19,607	15,251	19,739	11,48
I) MLS RESIDENTIAL HOUSE PRICE		1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada		\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094	150,89
Ontario		\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263	156,04
Toronto Area		\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922	205,48
J) MLS RESIDENTIAL SALES		1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada		319,480	322,733	250,028	300,952	326,850	302,427	301,028	182,16
Ontario		160,578	142,911	102,792	126,164	131,381	121,071	129,957	80,00
Toronto Area		49,381	38,960	26,778	38,144	41,703	38,990	44,237	26,52
K) CONSUMER PRICE INDEX (1986=100)		1988	1989	1990	1991	1992	1993	1994	Aug.95
Canada	-All Items	108.6	114.0	119.5	126.2	128.1	130.4	130.7	133.0
	-Housing	108.6	114.3	119.5	124.7	126.4	128.0	128.5	131.0
Ontario	-All Items	110.0	116.4	122.0	127.6	129.0	131.2	131.3	134.0
	-Housing	111.2	118.4	123.6	127.9	129.3	130.6	130.8	133.0
Toronto	-All Items	110.9	117.9	123.4	128.6	129.7	131.8	132.0	135.0
	-Housing	113.3	121.7	126.5	129.0	130.0	131.1	131.2	N
L) SELECTED LENDING RATES		Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Aug.95
1 Year Mortgage Rate		12.00	12.75	12.50	8.50	7.70	6.25	9.50	8.0
5 Year Mortgage Rate		12.25	12.00	12.50	9.90	9.50	7.75	10.50	8.0
Prime Lending Rate		12.75	13.50	12.75	8.00	7.25	5.50	8.00	8.0
Bank of Canada Rate		11.17	12.47	11.78	7.67	7.36	4.11	7.43	6.0
M) VACANCY RATES IN APARTMENTS with 6 Units or more									
		1988	1989	1990	1991	1992	1993	1994	1995
Ontario:	April	0.7	0.8	1.2	2.0	2.3	2.8	2.8	2.0
	October	0.7	0.8	0.8	2.0	2.4	2.6	2.2	N
Toronto,CMA:	April	0.2	0.2	0.7	1.5	1.9	2.0	1.8	1.0
	October	0.2	0.3	1.0	1.7	2.0	1.9	1.2	N
VACANCY RATES IN APARTMENTS with 3 Units or more									
		1988	1989	1990	1991	1992	1993	1994	1995
Ontario:	April	0.8	0.9	1.3	2.2	2.5	2.9	2.9	2.0
	October	0.8	0.9	1.3	2.2	2.6	2.7	2.4	N
Toronto,CMA:	April	0.2	0.3	0.7	1.6	1.9	2.1	1.8	1.0
	October	0.2	0.4	1.0	1.8	2.2	2.0	1.2	N

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$453	\$482	\$497	\$510	\$518	N/A
1-BR	\$493	\$528	\$557	\$590	\$612	\$627	\$641	N/A
2-BR	\$596	\$643	\$684	\$726	\$750	\$770	\$783	N/A
3-BR	\$738	\$789	\$833	\$877	\$900	\$922	\$934	N/A
AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$455	\$482	\$493	\$510	\$517	N/A
1-BR	\$493	\$528	\$559	\$592	\$609	\$627	\$642	N/A
2-BR	\$596	\$643	\$689	\$730	\$754	\$773	\$785	N/A
3-BR	\$738	\$789	\$835	\$880	\$899	\$925	\$937	N/A

E: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1988 - 1994: Annual Data, Jan-Aug. 95 or Aug. 95 (where applicable)
Centres with 10,000 population & over

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada	189,635	183,323	150,620	130,094	140,126	129,988	127,346	59,397
Ontario	86,944	81,026	53,341	46,123	48,693	38,847	41,560	19,646
Toronto,CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	10,021
B) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada	187,305	185,613	175,079	135,159	146,274	132,749	134,076	66,427
Ontario	78,416	86,856	69,367	53,802	55,416	44,333	43,441	21,621
Toronto,CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	11,124
C) UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Aug.95
Canada	113,427	109,935	83,813	77,716	69,747	65,953	59,204	51,962
Ontario	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,187
Toronto,CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	11,036
D) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Single-detached	46,843	43,841	24,076	21,224	22,571	21,121	25,422	10,306
Semi-detached	2,189	1,940	2,102	1,621	2,535	2,358	3,289	1,341
Row	9,076	8,412	8,255	9,287	8,707	7,033	6,984	3,454
Apartment	28,836	26,833	18,908	13,991	14,880	8,335	5,865	4,545
Total	86,944	81,026	53,341	46,123	48,693	38,847	41,560	19,646
E) COMPLETIONS BY STRUCTURE-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Single-detached	48,773	45,204	33,311	22,380	24,764	22,241	23,946	11,843
Semi-detached	2,329	2,064	2,149	1,814	2,291	2,415	3,103	1,461
Row	9,801	9,477	8,391	7,315	11,103	6,971	7,237	3,826
Apartment	17,513	30,111	25,516	22,293	17,258	12,706	9,155	4,491
Total	78,416	86,856	69,367	53,802	55,416	44,333	43,441	21,621
F) UNDER CONSTRUCTION-ONT.	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Aug.95
Single-detached	23,114	21,946	12,589	11,346	9,021	7,799	9,236	7,706
Semi-detached	1,004	885	843	637	903	930	1,114	1,004
Row	5,703	4,524	4,419	6,362	3,411	3,486	3,159	2,787
Apartment	37,717	33,437	26,099	17,743	14,801	9,912	6,669	6,690
Total	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,187
G) RENTAL STARTS *	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada	36,214	32,364	32,201	30,495	27,197	18,193	11,698	5,422
Ontario	12,830	11,436	12,158	14,519	13,798	7,974	4,148	2,150
Toronto,CMA	4,267	3,758	3,799	4,903	6,859	3,636	2,148	1,222
H) RENTAL COMPLETIONS *	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Canada	39,790	37,279	35,389	30,172	30,497	22,073	18,137	7,743
Ontario	12,807	13,064	14,157	13,064	15,073	10,972	7,951	3,110
Toronto,CMA	3,353	4,512	4,349	5,276	5,157	6,255	3,375	1,881

STARTS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Rental	12,830	11,436	12,158	14,519	13,798	7,974	4,148	2,150
Homeownership	51,568	47,472	28,104	24,813	27,917	26,332	32,516	13,656
Condominiums	20,833	20,213	11,435	4,240	2,798	3,287	3,866	3,229
CO-OP	1,623	1,170	1,212	2,531	4,151	1,253	1,026	611
Not defined	90	735	432	20	29	1	4	0
TOTAL	86,944	81,026	53,341	46,123	48,693	38,847	41,560	19,646
COMPLETIONS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Aug.95
Rental	12,807	13,064	14,157	13,064	15,073	10,972	7,951	3,110
Homeownership	53,446	49,391	37,265	25,984	29,756	27,341	30,542	15,259
Condominiums	10,455	22,018	16,647	13,219	6,496	3,005	3,171	2,641
CO-OP	1,708	2,383	1,298	1,535	4,091	3,015	1,777	611
TOTAL	78,416	86,856	69,367	53,802	55,416	44,333	43,441	21,621
DEMOLITION DATA BY TYPE ONTARIO (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	3,325	3,223	3,309	2,157	2,352	2,070	2,518	N/A
Double	107	102	88	114	68	51	92	N/A
Row	51	19	150	23	46	26	43	N/A
Apts	225	257	513	551	281	337	141	N/A
TOTAL	3,708	3,601	4,060	2,845	2,747	2,484	2,794	N/A
TORONTO, CMA (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	1,516	1,243	1,353	727	791	733	1,059	N/A
Double	6	7	13	5	4	4	7	N/A
Row	2	2	103	7	9	10	3	N/A
Apts	56	35	151	85	11	139	24	N/A
TOTAL	1,580	1,287	1,620	824	815	886	1,093	N/A
SEASONALLY ADJUSTED STARTS	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Aug.95
Canada	186,000	190,000	115,000	141,000	143,300	138,900	104,600	87,100
Ontario	81,000	76,000	33,000	49,600	46,300	46,800	32,600	31,700

CO-OP UNITS NOT INCLUDED

Sources: A - J,L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

		July'94	July'95	% Chg.	August'94	August'95	% Chg.
SOCIALLY ASSISTED STARTS							
Total	- Ontario	502	442	-12.0	190	422	122.1
Rental	- Ontario	357	372	4.2	184	422	129.3
Co-op	- Ontario	145	70	-51.7	6	0	-100.0
SEASONALLY ADJUSTED STARTS - revised							
Total	- Canada	143,500	77,900	-45.7	131,200	87,100	-33.6
	- Ontario	44,400	24,200	-45.5	43,600	31,700	-27.3
	- Quebec	29,000	13,500	-53.4	27,700	13,700	-50.5
	- B.C.	39,800	21,300	-46.5	33,200	22,000	-33.7
	- Prairies	18,400	14,000	-23.9	17,800	14,300	-19.7
	- Atl.Prov.	6,800	4,900	-27.9	7,300	5,400	-26.0
TOTAL HOUSING STARTS							
Total	- Canada	13,322	8,065	-39.5	10,941	7,802	-28.7
	- U.S.	99,200	103,700	4.5	112,400	109,700	-2.4
	- Ontario	4,835	2,537	-47.5	3,985	2,910	-27.0
	- Quebec	2,662	1,282	-51.8	1,677	833	-50.3
	- B.C.	3,181	2,064	-35.1	3,051	2,096	-31.3
	- Prairies	1,784	1,562	-12.4	1,422	1,330	-6.5
	- Atl.Prov.	860	620	-27.9	806	633	-21.5
	- Hamilton	266	286	7.5	180	121	-32.8
	- Kitchener	156	71	-54.5	349	128	-63.3
	- London	187	100	-46.5	167	133	-20.4
	- Oshawa	185	90	-51.4	128	87	-32.0
	- Ottawa	574	183	-68.1	323	176	-45.5
	- St.Catharines/Niagara	359	134	-62.7	149	74	-50.3
	- Sudbury	76	48	-36.8	84	36	-57.1
	- Thunder Bay	47	43	-8.5	44	66	50.0
	- Toronto	2,121	912	-57.0	1,819	1,396	-23.3
	- Windsor	189	127	-32.8	123	140	13.8
ACTUAL STARTS BY STRUCTURE							
Single	- Ontario	3,029	1,336	-55.9	2,682	1,509	-43.7
	- Hamilton	157	113	-28.0	162	96	-40.7
	- Kitchener	128	55	-57.0	195	82	-57.9
	- London	109	51	-53.2	108	66	-38.9
	- Oshawa	147	58	-60.5	94	68	-27.7
	- Ottawa	251	79	-68.5	167	87	-47.9
	- St.Catharines/Niagara	205	52	-74.6	60	70	16.7
	- Sudbury	58	44	-24.1	70	34	-51.4
	- Thunder Bay	47	31	-34.0	36	23	-36.1
	- Toronto	1,232	391	-68.3	1,130	544	-51.9
	- Windsor	157	123	-21.7	109	124	13.8

STARTS BY STRUCTURE-contd.		July'94	July'95	% Chg.	August'94	August'95	% Chg.
Semi/Duplex	- Ontario	335	131	-60.9	316	240	-24.1
	- Hamilton	4	4	0.0	0	2	-
	- Kitchener	10	6	-40.0	92	10	-89.1
	- London	50	12	-76.0	22	32	45.5
	- Oshawa	8	0	-100.0	24	2	-91.7
	- Ottawa	12	4	-66.7	22	13	-40.9
	- St.Catharines/Niagara	60	14	-76.7	8	4	-50.0
	- Sudbury	9	4	-55.6	14	2	-85.7
	- Thunder Bay	0	2	-	8	0	-
	- Toronto	130	40	-69.2	70	86	22.9
	- Windsor	4	4	0.0	6	8	33.3
Row	- Ontario	749	553	-26.2	704	502	-28.7
	- Hamilton	98	136	38.8	15	23	53.3
	- Kitchener	18	10	-44.4	35	36	2.9
	- London	24	29	20.8	37	35	-5.4
	- Oshawa	30	20	-33.3	10	17	70.0
	- Ottawa	271	50	-81.5	134	62	-53.7
	- St.Catharines/Niagara	24	0	-100.0	19	0	-100.0
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	216	250	15.7	432	234	-45.8
	- Windsor	0	0	-	6	8	33.3
Apartment	- Ontario	722	517	-28.4	283	659	132.9
	- Hamilton	7	33	371.4	3	0	-100.0
	- Kitchener	0	0	-	27	0	-100.0
	- London	4	8	100.0	0	0	-
	- Oshawa	0	12	-	0	0	-
	- Ottawa	40	50	25.0	0	14	-
	- St.Catharines/Niagara	70	68	-2.9	62	0	-100.0
	- Sudbury	9	0	-100.0	0	0	-
	- Thunder Bay	0	10	-	0	43	-
	- Toronto	543	231	-57.5	187	532	184.5
	- Windsor	28	0	-100.0	2	0	-100.0
STARTS BY INTENDED MARKET							
Rental	- Canada	1,108	874	-21.1	847	856	1.1
	- Ontario	374	435	16.3	264	435	64.8
Ownership	- Canada	9,185	4,966	-45.9	7,617	5,022	-34.1
	- Ontario	3,729	1,592	-57.3	3,503	2,094	-40.2
Condo	- Canada	2,705	2,151	-20.5	2,398	1,923	-19.8
	- Ontario	465	440	-5.4	212	381	79.7
Co-op	- Canada	318	70	-78.0	30	0	-100.0
	- Ontario	267	70	-73.8	6	0	-100.0

	Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug'94	Jan-Aug'95	% Chg.
CUMULATIVE ASSISTED STARTS						
Total - Ontario	2,806	1,980	-29.4	2,996	2,402	-19.8
Rental - Ontario	2,122	1,369	-35.5	2,306	1,791	-22.3
Co-op - Ontario	684	611	-10.7	690	611	-11.4
CUMULATIVE STARTS						
Total - Canada	76,255	51,590	-32.3	87,196	59,392	-31.9
- Ontario	23,122	16,736	-27.6	27,107	19,646	-27.5
- Hamilton	1,710	1,318	-22.9	1,890	1,439	-23.9
- Kitchener	802	562	-29.9	1,151	690	-40.1
- London	1,287	482	-62.5	1,454	615	-57.7
- Oshawa	1,290	831	-35.6	1,418	918	-35.3
- Ottawa	2,472	1,060	-57.1	2,795	1,236	-55.8
- St.Catharines/Niagara	1,113	531	-52.3	1,262	605	-52.1
- Sudbury	393	183	-53.4	477	219	-54.1
- Thunder Bay	256	128	-50.0	300	194	-35.3
- Toronto	9,462	8,625	-8.8	11,281	10,021	-11.2
- Windsor	1,046	721	-31.1	1,169	861	-26.3
- Barrie	472	241	-48.9	557	284	-49.0
- Belleville	104	131	26.0	132	145	9.8
- Brantford	197	110	-44.2	226	140	-38.1
- Cornwall	129	74	-42.6	148	106	-28.4
- Guelph	156	140	-10.3	220	272	23.6
- Kingston	299	176	-41.1	346	200	-42.2
- North Bay	35	25	-28.6	55	29	-47.3
- Peterborough	120	237	97.5	134	266	98.5
- Sarnia	128	52	-59.4	138	55	-60.1
- SS Marie	97	144	48.5	119	174	46.2
CUMULATIVE STARTS BY INTENDED MARKET						
Rental - Canada	6,923	4,566	-34.0	7,770	5,422	-30.2
- Ontario	2,765	1,715	-38.0	3,029	2,150	-29.0
- Hamilton	280	264	-5.7	280	270	-3.6
- Kitchener	41	0	-100.0	68	0	-100.0
- London	303	51	-83.2	303	51	-83.2
- Oshawa	102	39	-61.8	102	39	-61.8
- Ottawa	62	130	109.7	72	130	80.6
- St.Catharines/Niagara	198	18	-90.9	260	18	-93.1
- Sudbury	26	5	-80.8	26	5	-80.8
- Thunder Bay	69	10	-85.5	71	22	-69.0
- Toronto	1,335	874	-34.5	1,492	1,222	-18.1
- Windsor	98	43	-56.1	100	43	-57.0
- Barrie	23	0	-100.0	23	0	-100.0
- Belleville	0	46	-	0	46	-
- Brantford	0	0	-	0	0	-
- Cornwall	40	8	-80.0	40	9	-77.5
- Guelph	0	0	-	0	68	-
- Kingston	7	0	-100.0	7	0	-100.0
- North Bay	0	0	-	0	0	-
- Peterborough	0	105	-	0	105	-
- Sarnia	0	0	-	0	0	-
- SS Marie	40	18	-55.0	40	18	-55.0

		Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug'94	Jan-Aug'95	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
Ownership	- Canada	50,407	31,852	-36.8	58,024	36,874	-36.5
	- Ontario	17,936	11,562	-35.5	21,439	13,656	-36.3
	- Hamilton	1,144	673	-41.2	1,312	771	-41.2
	- Kitchener	734	509	-30.7	1,055	637	-39.6
	- London	768	387	-49.6	882	485	-45.0
	- Oshawa	1,188	792	-33.3	1,316	879	-33.2
	- Ottawa	2,262	672	-70.3	2,575	838	-67.5
	- St.Catharines/Niagara	748	401	-46.4	816	475	-41.8
	- Sudbury	241	132	-45.2	325	168	-48.3
	- Thunder Bay	151	118	-21.9	193	141	-26.9
	- Toronto	6,835	5,386	-21.2	8,364	6,210	-25.8
	- Windsor	894	647	-27.6	1,015	782	-23.0
	- Barrie	449	241	-46.3	534	284	-46.8
	- Belleville	104	85	-18.3	132	99	-25.0
	- Brantford	178	67	-62.4	207	74	-64.3
	- Cornwall	89	66	-25.8	108	97	-10.2
	- Guelph	156	140	-10.3	220	168	-23.6
	- Kingston	269	176	-34.6	316	200	-36.7
	- North Bay	35	25	-28.6	55	29	-47.3
	- Peterborough	120	91	-24.2	134	120	-10.4
	- Sarnia	128	52	-59.4	138	55	-60.1
	- SS Marie	57	97	70.2	79	127	60.8
Condo	- Canada	17,750	14,438	-18.7	20,148	16,361	-18.8
	- Ontario	1,508	2,848	88.9	1,720	3,229	87.7
	- Hamilton	157	381	142.7	163	398	144.2
	- Kitchener	27	53	96.3	28	53	89.3
	- London	161	44	-72.7	214	79	-63.1
	- Oshawa	0	0	-	0	0	-
	- Ottawa	64	40	-37.5	64	50	-21.9
	- St.Catharines/Niagara	72	86	19.4	91	86	-5.5
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	36	0	-100.0	36	31	-13.9
	- Toronto	891	2,044	129.4	1,024	2,268	121.5
	- Windsor	54	31	-42.6	54	36	-33.3
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	19	43	126.3	19	66	247.4
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	36	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	41	-	0	41	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	29	-	0	29	-

		Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug.94	Jan-Aug.95	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
Co-op	- Canada	1,075	707	-34.2	1,105	707	-36.0
	- Ontario	913	611	-33.1	919	611	-33.5
	- Hamilton	129	0	-100.0	135	0	-100.0
	- Kitchener	0	0	-	0	0	-
	- London	55	0	-100.0	55	0	-100.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	84	218	159.5	84	218	159.5
	- St.Catharines/Niagara	95	26	-72.6	95	26	-72.6
	- Sudbury	126	46	-63.5	126	46	-63.5
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	401	321	-20.0	401	321	-20.0
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

		July'94	July'95	% Chg.	August'94	August'95	% Chg.
TOTAL HOUSING COMPLETIONS							
Total	- Canada	17,670	10,877	-38.4	13,340	8,932	-33.0
	- Ontario	4,250	2,978	-29.9	4,505	3,456	-23.3
	- Quebec	7,776	3,569	-54.1	2,972	1,492	-49.8
	- B.C.	2,781	2,849	2.4	3,572	2,320	-35.1
	- Prairies	2,032	1,115	-45.1	1,548	1,125	-27.3
	- Atl.Prov.	831	366	-56.0	743	539	-27.5
	- Hamilton	311	193	-37.9	518	159	-69.3
	- Kitchener	148	104	-29.7	303	102	-66.3
	- London	165	77	-53.3	218	174	-20.2
	- Oshawa	182	107	-41.2	168	156	-7.1
	- Ottawa	819	232	-71.7	466	320	-31.3
	- St.Catharines/Niagara	218	138	-36.7	162	119	-26.5
	- Sudbury	72	23	-68.1	92	36	-60.9
	- Thunder Bay	41	43	4.9	67	8	-88.1
	- Toronto	1,646	1,375	-16.5	1,465	1,831	25.0
	- Windsor	140	120	-14.3	149	146	-2.0
ACTUAL COMPLETIONS BY STRUCTURE							
Single	- Ontario	2,365	1,682	-28.9	2,499	1,868	-25.3
	- Hamilton	192	121	-37.0	187	76	-59.4
	- Kitchener	108	75	-30.6	191	59	-69.1
	- London	87	39	-55.2	85	71	-16.5
	- Oshawa	168	97	-42.3	137	131	-4.4
	- Ottawa	296	109	-63.2	239	105	-56.1
	- St.Catharines/Niagara	83	37	-55.4	128	67	-47.7
	- Sudbury	37	14	-62.2	54	30	-44.4
	- Thunder Bay	17	19	11.8	27	6	-77.8
	- Toronto	831	798	-4.0	760	855	12.5
	- Windsor	138	98	-29.0	122	142	16.4
Semi/Duplex	- Ontario	342	172	-49.7	350	202	-42.3
	- Hamilton	10	2	-80.0	6	10	66.7
	- Kitchener	20	14	-30.0	56	4	-92.9
	- London	44	16	-63.6	26	26	0.0
	- Oshawa	4	4	0.0	6	2	-66.7
	- Ottawa	12	4	-66.7	22	7	-68.2
	- St.Catharines/Niagara	6	16	166.7	26	10	-61.5
	- Sudbury	8	2	-75.0	8	6	-25.0
	- Thunder Bay	0	0	-	4	2	-50.0
	- Toronto	154	48	-68.8	90	92	2.2
	- Windsor	2	10	400.0	8	4	-50.0

		July'94	July'95	% Chg.	August'94	August'95	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	759	316	-58.4	624	913	46.3
	- Hamilton	109	70	-35.8	91	30	-67.0
	- Kitchener	4	15	275.0	56	39	-30.4
	- London	34	22	-35.3	35	77	120.0
	- Oshawa	10	6	-40.0	25	23	-8.0
	- Ottawa	249	26	-89.6	205	179	-12.7
	- St.Catharines/Niagara	54	10	-81.5	8	42	425.0
	- Sudbury	0	5	-	30	0	-100.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	293	111	-62.1	90	490	444.4
	- Windsor	0	6	-	19	0	-100.0
Apartment	- Ontario	784	808	3.1	1,032	473	-54.2
	- Hamilton	0	0	-	234	43	-81.6
	- Kitchener	16	0	-100.0	0	0	-
	- London	0	0	-	72	0	-100.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	262	93	-64.5	0	29	-
	- St.Catharines/Niagara	75	75	0.0	0	0	-
	- Sudbury	27	2	-92.6	0	0	-
	- Thunder Bay	24	24	0.0	36	0	-100.0
	- Toronto	368	418	13.6	525	394	-25.0
	- Windsor	0	6	-	0	0	-
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	2,431	1,262	-48.1	1,699	801	-52.9
	- Ontario	660	268	-59.4	921	322	-65.0
Ownership	- Canada	10,917	6,363	-41.7	8,304	5,903	-28.9
	- Ontario	3,179	2,002	-37.0	3,165	2,534	-19.9
Condo	- Canada	4,172	3,104	-25.6	3,071	1,999	-34.9
	- Ontario	281	560	99.3	153	371	142.5
Co-op	- Canada	150	148	-1.3	266	229	-13.9
	- Ontario	130	148	13.8	266	229	-13.9

CUMULATIVE TOTAL COMPLETIONS		Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug'94	Jan-Aug'95	% Chg.
Total	- Canada	71,855	57,495	-20.0	85,195	66,427	-22.0
	- Ontario	20,706	18,165	-12.3	25,211	21,621	-14.2
	- Hamilton	1,597	1,132	-29.1	2,115	1,291	-39.0
	- Kitchener	802	720	-10.2	1,105	822	-25.6
	- London	1,430	712	-50.2	1,648	886	-46.2
	- Oshawa	980	845	-13.8	1,148	1,001	-12.8
	- Ottawa	2,419	1,079	-55.4	2,885	1,399	-51.5
	- St.Catharines/Niagara	629	803	27.7	791	922	16.6
	- Sudbury	377	202	-46.4	469	238	-49.3
	- Thunder Bay	269	194	-27.9	336	202	-39.9
	- Toronto	8,269	9,293	12.4	9,734	11,124	14.3
	- Windsor	652	725	11.2	801	871	8.7
	- Barrie	329	240	-27.1	413	301	-27.1
	- Belleville	118	79	-33.1	159	87	-45.3
	- Brantford	200	156	-22.0	247	178	-27.9
	- Cornwall	111	79	-28.8	129	88	-31.8
	- Guelph	260	176	-32.3	329	186	-43.5
	- Kingston	376	190	-49.5	468	225	-51.9
	- North Bay	40	56	40.0	56	56	0.0
	- Peterborough	215	88	-59.1	247	116	-53.0
	- Sarnia	110	49	-55.5	123	53	-56.9
	- SS Marie	109	100	-8.3	115	119	3.5
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Rental	- Canada	9,896	6,942	-29.9	11,595	7,743	-33.2
	- Ontario	3,506	2,788	-20.5	4,427	3,110	-29.7
	- Hamilton	298	99	-66.8	504	142	-71.8
	- Kitchener	85	68	-20.0	141	68	-51.8
	- London	473	141	-70.2	547	142	-74.0
	- Oshawa	0	106	-	0	106	-
	- Ottawa	367	151	-58.9	371	165	-55.5
	- St.Catharines/Niagara	81	122	50.6	81	122	50.6
	- Sudbury	125	23	-81.6	125	23	-81.6
	- Thunder Bay	100	28	-72.0	138	28	-79.7
	- Toronto	1,416	1,623	14.6	1,794	1,881	4.8
	- Windsor	4	104	2500.0	4	104	2500.0
	- Barrie	0	0	-	0	0	-
	- Belleville	50	4	-92.0	50	4	-92.0
	- Brantford	0	0	-	0	0	-
	- Cornwall	26	13	-50.0	26	14	-46.2
	- Guelph	72	0	-100.0	72	0	-100.0
	- Kingston	129	0	-100.0	144	0	-100.0
	- North Bay	2	0	-100.0	2	0	-100.0
	- Peterborough	89	0	-100.0	89	0	-100.0
	- Sarnia	0	0	-	0	0	-
	- SS Marie	60	44	-26.7	60	44	-26.7

	Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug'94	Jan-Aug'95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT						
Ownership						
- Canada	43,823	33,564	-23.4	52,127	39,467	-24.3
- Ontario	14,512	12,725	-12.3	17,677	15,259	-13.7
- Hamilton	1,082	697	-35.6	1,287	781	-39.3
- Kitchener	621	623	0.3	868	725	-16.5
- London	633	399	-37.0	742	493	-33.6
- Oshawa	952	703	-26.2	1,120	859	-23.3
- Ottawa	1,824	791	-56.6	2,286	993	-56.6
- St.Catharines/Niagara	400	473	18.3	554	550	-0.7
- Sudbury	252	117	-53.6	314	153	-51.3
- Thunder Bay	138	166	20.3	167	174	4.2
- Toronto	5,350	6,158	15.1	6,257	7,393	18.2
- Windsor	648	621	-4.2	778	767	-1.4
- Barrie	329	240	-27.1	413	301	-27.1
- Belleville	68	75	10.3	109	83	-23.9
- Brantford	184	115	-37.5	231	132	-42.9
- Cornwall	85	66	-22.4	103	74	-28.2
- Guelph	162	176	8.6	191	186	-2.6
- Kingston	247	190	-23.1	324	225	-30.6
- North Bay	38	56	47.4	54	56	3.7
- Peterborough	115	73	-36.5	147	101	-31.3
- Sarnia	110	49	-55.5	123	53	-56.9
- SS Marie	49	56	14.3	55	75	36.4
Condo						
- Canada	17,359	16,494	-5.0	20,430	18,493	-9.5
- Ontario	1,977	2,270	14.8	2,130	2,641	24.0
- Hamilton	180	336	86.7	205	368	79.5
- Kitchener	96	29	-69.8	96	29	-69.8
- London	184	172	-6.5	219	251	14.6
- Oshawa	28	36	28.6	28	36	28.6
- Ottawa	56	70	25.0	56	90	60.7
- St.Catharines/Niagara	88	69	-21.6	96	85	-11.5
- Sudbury	0	16	-	0	16	-
- Thunder Bay	31	0	-100.0	31	0	-100.0
- Toronto	1,241	1,382	11.4	1,267	1,601	26.4
- Windsor	0	0	-	19	0	-100.0
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	16	41	156.3	16	46	187.5
- Cornwall	0	0	-	0	0	-
- Guelph	26	0	-100.0	66	0	-100.0
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	11	15	36.4	11	15	36.4
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

CUMULATIVE COMPLETIONS BY INTENDED MKT.		Jan-Jul'94	Jan-Jul'95	% Chg.	Jan-Aug'94	Jan-Aug'95	% Chg.
Co-op	- Canada	777	495	-36.3	1,043	724	-30.6
	- Ontario	711	382	-46.3	977	611	-37.5
	- Hamilton	37	0	-100.0	119	0	-100.0
	- Kitchener	0	0	-	0	0	-
	- London	140	0	-100.0	140	0	-100.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	172	67	-61.0	172	151	-12.2
	- St.Catharines/Niagara	60	139	131.7	60	165	175.0
	- Sudbury	0	46	-	30	46	53.3
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	262	130	-50.4	416	249	-40.1
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		July'94	July'95	% Chg.	August'94	August'95	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	70,373	53,272	-24.3	67,950	51,962	-23.5
	- Ontario	24,371	18,725	-23.2	23,837	18,187	-23.7
	- Quebec	8,704	5,545	-36.3	7,407	4,855	-34.5
	- B.C.	25,699	18,784	-26.9	25,178	18,527	-26.4
	- Prairies	8,165	7,331	-10.2	8,030	7,416	-7.6
	- Atl.Prov.	3,434	2,887	-15.9	3,498	2,977	-14.9
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	10,489	8,047	-23.3	10,677	7,706	-27.8
Semi	- Ontario	1,342	966	-28.0	1,296	1,004	-22.5
Row	- Ontario	3,652	3,198	-12.4	3,728	2,787	-25.2
Apartments	- Ontario	8,888	6,514	-26.7	8,136	6,690	-17.8
RESIDENTIAL BUILDING PERMITS*							
Total	- Ontario	4,583	3,295	-28.1	4,735	3,597	-24.0
	- Toronto	2,023	1,199	-40.7	2,052	1,282	-37.5
	- Ottawa	349	178	-49.0	328	301	-8.2
Single	- Ontario	2,879	1,847	-35.8	3,015	2,062	-31.6
	- Toronto	1,086	461	-57.6	1,268	470	-62.9
	- Ottawa	147	80	-45.6	144	91	-36.8
Doubles	- Ontario	297	274	-7.7	396	255	-35.6
	- Toronto	80	98	22.5	164	80	-51.2
	- Ottawa	30	21	-30.0	18	12	-33.3
Row	- Ontario	532	474	-10.9	854	394	-53.9
	- Toronto	260	186	-28.5	316	87	-72.5
	- Ottawa	139	54	-61.2	143	93	-35.0
Apartments	- Ontario	696	379	-45.5	374	780	108.6
	- Toronto	559	196	-64.9	278	606	118.0
	- Ottawa	22	10	-54.5	12	104	766.7
Cottages	- Ontario	49	40	-18.4	46	36	-21.7
	- Toronto	1	0	-100.0	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	130	281	116.2	50	70	40.0
	- Toronto	37	258	597.3	26	39	50.0
	- Ottawa	11	13	18.2	11	1	-90.9
INTEREST RATES							
1 Yr Mortgage	- Canada	8.70	7.63	-12.3	8.45	8.13	-3.8
5 Yr Mortgage	- Canada	10.75	8.50	-20.9	10.25	8.95	-12.7
Prime Rate	- Canada	7.50	8.25	10.0	7.25	8.00	10.3
Bank Rate	- Canada	6.04	6.87	13.7	5.60	6.59	17.7
HOUSING LOANS IN DEFAULT (%)							
	- Canada	0.46	0.53	15.2	0.46	0.56	21.7
	- Ontario	0.48	0.58	20.8	0.50	0.63	26.0

* Revised figures.

CONSUMER PRICE INDEX		July'94	July'95	% Chg.	August'94	August'95	% Chg.
All Items	- Canada	130.7	134.0	2.5	130.8	133.8	2.3
	- Ontario	131.4	134.9	2.7	131.5	134.8	2.5
	- Toronto	132.0	135.6	2.7	132.1	135.3	2.4
	- Ottawa	131.0	135.3	3.3	131.1	135.1	3.1
	- Thunder Bay	129.6	133.6	3.1	129.9	133.4	2.7
Housing	- Canada	128.4	131.1	2.1	128.5	131.2	2.1
	- Ontario	130.6	133.0	1.8	130.7	133.1	1.8
	- Toronto	131.0	N/A	-	131.1	N/A	-
	- Ottawa	128.7	N/A	-	128.7	N/A	-
	- Thunder Bay	127.6	N/A	-	127.6	N/A	-
Shelter*	- Canada	132.2	134.1	1.4	132.4	134.1	1.3
	- Ontario	135.4	137.4	1.5	135.7	137.4	1.3
	- Toronto	135.3	137.3	1.5	135.7	137.4	1.3
	- Ottawa	133.3	134.8	1.1	133.4	134.7	1.0
	- Thunder Bay	133.1	134.9	1.4	133.2	134.7	1.1
Owned Accom.	- Canada	132.4	135.1	2.0	132.7	135.0	1.7
	- Ontario	135.6	138.2	1.9	136.0	138.2	1.6
	- Toronto	136.2	139.0	2.1	136.6	139.0	1.8
	- Ottawa	130.5	132.4	1.5	130.6	132.2	1.2
	- Thunder Bay	132.1	135.1	2.3	132.4	134.7	1.7
Rented Accom.	- Canada	129.4	131.8	1.9	130.1	132.0	1.5
	- Ontario	134.4	136.9	1.9	134.6	137.1	1.9
	- Toronto	134.1	136.8	2.0	134.4	137.0	1.9
	- Ottawa	136.1	138.8	2.0	136.4	138.9	1.8
	- Thunder Bay	128.2	129.8	1.2	128.2	129.8	1.2
Rent	- Canada	130.4	132.5	1.6	130.8	132.7	1.5
	- Ontario	134.9	137.4	1.9	135.2	137.6	1.8
	- Toronto	134.6	N/A	-	134.9	N/A	-
	- Ottawa	136.6	N/A	-	136.9	N/A	-
	- Thunder Bay	128.6	N/A	-	128.6	N/A	-
LABOR FORCE (000s)*							
Seasonally Adj.	- Canada	14,831	14,946	0.8	14,884	14,941	0.4
	- Ontario	5,708	5,751	0.8	5,730	5,728	-0.0
Unadjusted	- Canada	15,344	15,459	0.7	15,310	15,371	0.4
	- Ontario	5,871	5,916	0.8	5,889	5,882	-0.1
EMPLOYMENT (000s)*							
Seasonally Adj.	- Canada	13,325	13,485	1.2	13,347	14,941	11.9
	- Ontario	5,167	5,217	1.0	5,197	5,213	0.3
Unadjusted	- Canada	13,797	13,950	1.1	13,768	13,930	1.2
	- Ontario	5,302	5,349	0.9	5,334	5,346	0.2
UNEMPLOYMENT RATE*							
Seasonally Adj.	- Canada	10.2	9.8	-3.9	10.3	9.6	-6.8
	- Ontario	9.5	9.3	-2.1	9.3	9.0	-3.2
Unadjusted	- Canada	10.1	9.8	-3.0	10.1	9.4	-6.9
	- Ontario	9.7	9.6	-1.0	9.4	9.1	-3.2
	- Quebec	10.8	10.2	-5.6	11.7	10.3	-12.0
	- B.C.	9.0	9.4	4.4	9.1	8.4	-7.7

Revised figures.

	July '94	July '95	% Chg.	August '94	August '95	% Chg.
UNEMPLOYMENT RATE-contd.						
Unadjusted						
- Alberta	9.6	8.8	-8.3	8.4	8.1	-3.6
- Manitoba	8.1	7.0	-13.6	9.8	7.7	-21.4
- Saskatchewan	6.3	7.6	20.6	6.3	7.5	19.0
- New Brunswick	12.2	10.9	-10.7	10.7	10.1	-5.6
- Newfoundland	20.2	18.7	-7.4	19.6	18.0	-8.2
- Nova Scotia	13.4	12.6	-6.0	12.8	11.6	-9.4
- P.E.I.	15.2	12.9	-15.1	13.1	11.5	-12.2
- Hamilton	8.3	5.9	-28.9	8.0	6.3	-21.3
- Kitchener	7.4	7.9	6.8	7.0	7.9	12.9
- London	9.0	8.3	-7.8	8.4	7.5	-10.7
- Oshawa	9.3	9.1	-2.2	9.0	10.0	11.1
- Ottawa-Hull	8.0	10.2	27.5	7.8	10.7	37.2
- St.Cath./Niagara	10.0	9.0	-10.0	9.7	9.3	-4.1
- Sudbury	10.4	8.6	-17.3	11.3	9.0	-20.4
- Thunder Bay	11.7	8.4	-28.2	11.0	7.8	-29.1
- Toronto	10.3	9.1	-11.7	10.5	9.0	-14.3
- Windsor	8.9	10.7	20.2	8.8	10.2	15.9
TOTAL EMPLOYMENT (000s) - revised						
- Hamilton	314	321	2.2	316	317	0.3
- Kitchener	206	211	2.4	209	211	1.0
- London	212	212	0.0	217	213	-1.8
- Oshawa	129	130	0.8	131	129	-1.5
- Ottawa-Hull	533	521	-2.3	531	517	-2.6
- St.Cath./Niagara	155	166	7.1	157	165	5.1
- Sudbury	75	80	6.7	77	80	3.9
- Thunder Bay	62	66	6.5	63	66	4.8
- Toronto	2,061	2,134	3.5	2,080	2,157	3.7
- Windsor	128	126	-1.6	128	127	-0.8
CONSTRUCTION EMPLOYMENT (000s) - revised						
- Hamilton	17.8	N/A	-	17.9	N/A	-
- Kitchener	9.3	N/A	-	10.3	N/A	-
- London	12.5	N/A	-	12.3	N/A	-
- Oshawa	4.8	5.6	16.7	5.8	N/A	-
- Ottawa-Hull	25.2	27.9	10.7	25.3	27.6	9.1
- St.Cath./Niagara	7.2	N/A	-	7.4	N/A	-
- Sudbury	5.2	5.7	9.6	5.3	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	100.2	12.2	-87.8	97.5	14.6	-85.0
- Windsor	7.1	11.1	56.3	7.0	N/A	-
% OF CONSTRUCTION EMPLOYMENT - revised						
- Hamilton	5.7	N/A	-	5.7	N/A	-
- Kitchener	4.5	N/A	-	4.9	N/A	-
- London	5.9	N/A	-	5.7	N/A	-
- Oshawa	3.7	4.3	15.8	4.4	N/A	-
- Ottawa-Hull	4.7	5.4	13.3	4.8	5.3	12.0
- St.Cath./Niagara	4.6	N/A	-	4.7	N/A	-
- Sudbury	6.9	7.1	2.8	6.9	N/A	-
- Thunder Bay	N/A	N/A	-	N/A	N/A	-
- Toronto	4.9	0.6	-88.2	4.7	0.7	-85.6
- Windsor	5.5	8.8	58.8	5.5	N/A	-

NEW & RESALE HOUSE PRICES

	July'94	July'95	% Chg.	August'94	August'95	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.4	124.8	-2.0	127.6	125.7	-1.5
- Kitchener/Waterloo	122.9	122.5	-0.3	123.0	122.4	-0.5
- London	147.1	142.3	-3.3	146.5	142.3	-2.9
- Ottawa/Hull	123.1	120.6	-2.0	123.3	120.4	-2.4
- St.Cath./Niagara	121.4	121.5	0.1	120.5	120.9	0.3
- Toronto	137.1	138.0	0.7	137.5	137.9	0.3
- Windsor	127.0	128.3	1.0	127.0	128.3	1.0
- Sudbury/Th. Bay	137.7	137.5	-0.1	137.7	137.5	-0.1
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.4	124.3	-1.7	126.7	125.9	-0.6
- Kitchener/Waterloo	116.4	115.9	-0.4	116.5	115.8	-0.6
- London	145.9	139.6	-4.3	145.2	139.6	-3.9
- Ottawa/Hull	118.3	115.5	-2.4	119.2	115.3	-3.3
- St.Cath./Niagara	118.5	118.6	0.1	117.3	117.8	0.4
- Toronto	120.9	122.3	1.2	121.5	122.1	0.5
- Windsor	121.9	122.1	0.2	121.9	122.1	0.2
- Sudbury/Th. Bay	137.1	136.8	-0.2	137.1	136.8	-0.2
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	128.4	125.8	-2.0	128.4	125.8	-2.0
- Kitchener/Waterloo	147.5	147.5	0.0	147.5	147.5	0.0
- London	164.2	164.4	0.1	164.2	164.4	0.1
- Ottawa/Hull	144.6	143.2	-1.0	142.1	143.2	0.8
- St.Cath./Niagara	126.3	126.6	0.2	126.3	126.6	0.2
- Toronto	182.8	182.9	0.1	182.8	183.2	0.2
- Windsor	149.1	153.7	3.1	149.1	153.7	3.1
- Sudbury/Th. Bay	141.9	141.9	0.0	141.9	141.9	0.0
LS AVERAGE RESIDENTIAL HOUSE PRICES - revised						
- Canada	\$156,821	150,135	-4.3	\$156,328	\$151,746	-2.9
- Ontario	\$159,574	154,356	-3.3	\$158,326	\$150,899	-4.7
- Hamilton	\$148,049	143,606	-3.0	\$144,875	\$142,579	-1.6
- Kitchener & Waterloo	\$148,117	130,835	-11.7	\$141,774	\$131,135	-7.5
- London & St.Thomas	\$144,095	129,913	-9.8	\$141,871	\$125,864	-11.3
- Durham Region	\$134,473	141,384	5.1	\$138,582	\$136,290	-1.7
- Ottawa & Carlton	\$147,990	144,466	-2.4	\$150,044	\$145,187	-3.2
- St.Cath. & District	\$123,160	128,368	4.2	\$133,415	\$118,094	-11.5
- Sudbury	\$114,941	110,425	-3.9	\$120,030	\$118,232	-1.5
- Thunder Bay	\$115,571	111,574	-3.5	\$111,497	\$110,408	-1.0
- Toronto	\$210,950	202,687	-3.9	\$212,306	\$198,595	-6.5
- Windsor & Essex	\$113,812	118,713	4.3	\$117,465	\$118,062	0.5

HOUSE SALES & NEW LISTINGS

	July'94	July'95	% Chg.	August'94	August'95	% Chg.
MLS RESIDENTIAL RESALES - revised						
- Canada	22,412	24,816	10.7	23,144	27,418	18.5
- Ontario	9,892	11,328	14.5	10,251	12,760	24.5
- Hamilton	666	837	25.7	676	863	27.7
- Kitchener & Waterloo	240	334	39.2	283	380	34.3
- London & St.Thomas	393	547	39.2	471	648	37.6
- Durham Region	282	375	33.0	347	447	28.8
- Ottawa & Carlton	699	735	5.2	634	772	21.8
- St.Cath. & District	193	245	26.9	223	280	25.6
- Sudbury	136	168	23.5	152	176	15.8
- Thunder Bay	141	132	-6.4	123	157	27.6
- Toronto	3,109	3,721	19.7	2,980	4,179	40.2
- Windsor & Essex	389	425	9.3	445	505	13.5
MLS NEW RESIDENTIAL LISTINGS - revised						
- Canada	55,390	56,325	1.7	60,562	57,964	-4.3
- Ontario	23,232	23,457	1.0	24,399	23,936	-1.9
- Hamilton	1,940	2,017	4.0	2,016	1,930	-4.3
- Kitchener & Waterloo	532	768	44.4	611	748	22.4
- London & St.Thomas	1,234	1,280	3.7	1,373	1,309	-4.7
- Durham Region	657	615	-6.4	767	646	-15.8
- Ottawa & Carlton	1,124	1,658	47.5	1,117	1,751	56.8
- St.Cath. & District	652	558	-14.4	640	571	-10.8
- Sudbury	461	454	-1.5	508	530	4.3
- Thunder Bay	251	278	10.8	282	251	-11.0
- Toronto	6,092	6,617	8.6	6,424	7,105	10.6
- Windsor & Essex	783	706	-9.8	917	771	-15.9

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY**

	1st/Q.94	1st/Q.95	% Chg.	2nd/Q.94	2nd/Q.95	% Chg.
SEASONALLY ADJUSTED STARTS*						
- Canada	153,900	127,400	-17.2	165,800	108,300	-34.7
- Ontario	43,700	41,900	-4.1	48,900	33,300	-31.9
- Quebec	35,500	27,100	-23.7	41,600	23,100	-44.5
- B.C.	43,400	32,000	-26.3	38,400	26,800	-30.2
- Prairies	22,300	17,900	-19.7	23,900	16,000	-33.1
- Atlantic Provinces	9,000	8,500	-5.6	13,000	9,100	-30.0
ALL HOUSING STARTS						
- Canada	23,878	19,302	-19.2	51,387	33,090	-35.6
- Ontario	6,259	6,042	-3.5	14,165	9,519	-32.8
- Quebec	4,575	3,407	-25.5	15,795	9,039	-42.8
- B.C.	8,568	6,226	-27.3	10,731	7,241	-32.5
- Prairies	3,779	2,982	-21.1	6,910	4,498	-34.9
- Atlantic Provinces	697	645	-7.5	3,786	2,793	-26.2
ALL STARTS BY STRUCTURE						
- Ontario	3,259	2,953	-9.4	9,632	5,796	-39.8
Duplex - Ontario	358	226	-36.9	1,190	764	-35.8
- Ontario	1,296	1,065	-17.8	1,988	1,379	-30.6
ment - Ontario	1,346	1,798	33.6	1,355	1,580	16.6
ALL HOUSING COMPLETIONS						
- Canada	28,769	26,200	-8.9	37,154	28,964	-22.0
- Ontario	9,541	8,577	-10.1	9,325	8,331	-10.7
- Quebec	3,870	3,573	-7.7	9,661	6,835	-29.3
- B.C.	8,581	8,677	1.1	10,585	8,205	-22.5
- Prairies	2,408	3,528	46.5	5,528	3,992	-27.8
- Atlantic Provinces	4,369	1,845	-57.8	2,055	1,601	-22.1
COMPLETIONS BY STRUCTURE						
- Ontario	5,118	5,202	1.6	5,760	4,700	-18.4
Duplex - Ontario	538	576	7.1	566	543	-4.1
- Ontario	1,783	1,303	-26.9	1,353	1,368	1.1
ment - Ontario	2,102	1,496	-28.8	1,646	1,720	4.5
HOUSING UNDER CONSTRUCTION						
- Canada	74,679	64,561	-13.5	89,143	68,490	-23.2
- Ontario	21,690	19,888	-8.3	26,430	21,095	-20.2
- Quebec	10,503	7,566	-28.0	16,846	9,771	-42.0
- B.C.	28,935	24,732	-14.5	29,071	23,633	-18.7
- Prairies	4,855	8,181	68.5	10,234	8,609	-15.9
- Atlantic Provinces	8,696	4,194	-51.8	6,562	5,382	-18.0
UNDER CONSTRUCTION BY STRUCTURE						
- Ontario	8,407	9,044	7.6	12,225	10,140	-17.1
Duplex - Ontario	814	830	2.0	1,446	1,051	-27.3
- Ontario	3,087	3,013	-2.4	3,720	3,037	-18.4
ment - Ontario	9,382	7,001	-25.4	9,039	6,867	-24.0

sed figures.

**CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP
QUARTERLY**

	1st/Q.94	1st/Q.95	% Chg.	2nd/Q.94	2nd/Q.95	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	118.4	122.4	3.4	119.4	123.1	3.1
- Toronto	121.2	125.9	3.9	123.0	126.3	2.7
- Ottawa/Hull	127.1	130.3	2.5	128.3	131.1	2.2
- Montreal	112.0	115.5	3.1	112.8	115.9	2.7
- Vancouver	123.7	127.9	3.4	124.3	128.8	3.6
RESALE HOUSE PRICES*						
- Canada	\$160,133	\$153,255	-4.3	\$159,779	\$150,973	-5.5
- Ontario	\$161,128	\$156,947	-2.6	\$162,670	\$157,561	-3.1
- Hamilton	\$145,206	\$138,385	-4.7	\$147,822	\$140,846	-4.7
- Kitchener & Waterloo	\$141,407	\$134,491	-4.9	\$142,129	\$138,687	-2.4
- London & St. Thomas	\$135,658	\$129,886	-4.3	\$135,672	\$133,211	-1.8
- Oshawa & District	\$139,053	\$133,653	-3.9	\$141,433	\$138,823	-1.8
- Ottawa & Carleton	\$145,888	\$144,071	-1.2	\$147,011	\$143,275	-2.5
- St.Catharines & District	\$125,191	\$121,751	-2.7	\$125,263	\$122,154	-2.5
- Sudbury	\$114,618	\$109,461	-4.5	\$114,422	\$113,981	-0.4
- Thunder Bay	\$118,735	\$107,095	-9.8	\$117,632	\$111,807	-5.0
- Toronto	\$203,774	\$205,905	1.0	\$208,852	\$207,605	-0.6
- Windsor & Essex	\$118,016	\$117,150	-0.7	\$118,355	\$117,258	-0.9
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$732,112	\$773,644	5.7	\$743,896	\$777,204	4.5
- Ontario	\$294,786	\$310,804	5.4	\$299,510	N/A	-
at Constant 1986 Prices (\$ Millions)						
- Canada	\$585,736	\$610,720	4.3	\$594,196	\$609,144	2.5
- Ontario	\$231,660	\$244,762	5.7	\$235,111	N/A	-

* Revised figures.

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
TOTAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
DEMOLITION BUILDING PERMITS						
Total	2,747	-3.4	2,484	-9.6	2,794	12.5
- Ontario	72	41.2	97	34.7	106	9.3
- Hamilton	57	32.6	40	-29.8	40	0.0
- Kitchener	106	86.0	34	-67.9	53	55.9
- London	16	-51.5	36	125.0	26	-27.8
- Oshawa	323	-30.4	174	-46.1	127	-27.0
- Ottawa	82	-1.2	78	-4.9	75	-3.8
- St.Catharines/Niagara	56	166.7	53	-5.4	91	71.7
- Sudbury	73	-23.2	53	-27.4	39	-26.4
- Thunder Bay	815	-1.1	886	8.7	1,093	23.4
- Toronto	97	-19.2	74	-23.7	1,050	1318.9
- Windsor						
Single	2,352	9.0	2,070	-12.0	2,516	21.5
- Ontario	791	8.8	733	-7.3	1,069	45.8
- Toronto						
Double	68	-40.4	51	-25.0	92	80.4
- Ontario	4	-20.0	4	0.0	7	75.0
- Toronto						
Row	46	100.0	26	-43.5	43	65.4
- Ontario	9	28.6	10	11.1	3	-70.0
- Toronto						
Apartment	281	-49.0	337	19.9	141	-58.2
- Ontario	11	-87.1	139	1163.6	24	-82.7
- Toronto						
	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto						
-APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)	\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)	\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
-TOWNHOUSE						
(with single car garage)	\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
-DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)	\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)	\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK						
Speculative NHA (no garage)	\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)	\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)	\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)	\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)	\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
TOWNHOUSE						
with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
	1992	% Chg.	1993	% Chg.	1994	% Chg.
HOUSING STOCK (OCCUPIED & VACANT)*						
Total - Ontario	3,906,794	1.6	3,956,434	1.3	4,003,421	1.2
Owned	2,470,713	1.3	2,502,480	1.3	2,533,191	1.2
Rented	1,436,081	2.1	1,453,954	1.2	1,470,230	1.1
SINGLE DWELLINGS						
Total - Ontario	2,236,572	1.3	2,262,015	1.1	2,288,142	1.2
Owned	2,009,448	1.1	2,034,532	1.2	2,060,686	1.3
Rented	2,271,240	2.5	2,274,830	0.2	2,274,560	-0.0
MULTIPLE DWELLINGS						
Total - Ontario	1,670,222	2.1	1,694,419	1.4	1,715,279	1.2
Owned	461,265	2.2	467,948	1.4	472,505	1.0
Rented	1,208,957	2.0	1,226,471	1.4	1,242,774	1.3

Revised figures.

**REPAIRS & RENOVATIONS
ANNUAL**

	1991	% Chg.	1992	% Chg.	1993	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner Households - Ontario	2,325,740	1.3	2,426,050	4.3	2,486,760	2.5
Households with Expenditure						
- Total	1,612,240	-5.7	1,662,890	3.1	1,644,300	-1.1
- Contract	948,040	-7.8	926,930	-2.2	948,970	2.4
- Material	1,271,970	-2.9	1,304,580	2.6	1,222,090	-6.3
Aggregate Expenditure (\$ millions)						
- Total	\$4,890	-7.2	\$4,702	-3.8	\$5,078	8.0
- Contract	\$3,454	-8.7	\$3,260	-5.6	\$3,783	16.0
- Material	\$1,436	-3.4	\$1,442	0.4	\$1,295	-10.2
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,103	-8.3	\$1,938	-7.8	\$2,042	5.4
- Contract	\$1,485	-9.8	\$1,344	-9.5	\$1,521	13.2
- Material	\$617	-4.8	\$594	-3.7	\$521	-12.3
Repairs & Maintenance						
- Total	\$419	-7.7	\$410	-2.1	\$401	-2.2
- Contract	\$273	-9.0	\$263	-3.7	\$271	3.0
- Material	\$147	-4.5	\$147	0.0	\$130	-11.6
Replacement of Equipment						
- Total	\$250	9.6	\$211	-15.6	\$207	-1.9
- Contract	\$197	11.9	\$162	-17.8	\$173	6.8
- Material	\$53	1.9	\$49	-7.5	\$34	-30.6
Additions						
- Total	\$547	-8.7	\$403	-26.3	\$361	-10.4
- Contract	\$376	-13.0	\$266	-29.3	\$250	-6.0
- Material	\$171	2.4	\$137	-19.9	\$111	-19.0
Renovations & Alterations						
- Total	\$753	-11.4	\$806	7.0	\$963	19.5
- Contract	\$543	-11.7	\$569	4.8	\$749	31.6
- Material	\$211	-10.2	\$237	12.3	\$214	-9.7
New Installations						
- Total	\$133	-18.4	\$109	-18.0	\$110	0.9
- Contract	\$97	-21.8	\$84	-13.4	\$79	-6.0
- Material	\$36	-7.7	\$25	-30.6	\$31	24.0

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
at Market Prices (\$ Millions)						
- Canada	\$690,122	2.0	\$712,855	3.3	\$750,053	5.2
- Ontario	\$282,040	1.5	\$287,651	2.0	\$302,482	5.2
at Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	0.1	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
All Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Rent						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Food						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

Revised figures.

SOURCES BY SUBJECT

SUBJECT

SOURCE

Housing Starts
Housing Completions
Units Under Construction

Canada Mortgage & Housing Corporation
Canada Mortgage & Housing Corporation
Canada Mortgage & Housing Corporation

U.S. Housing Starts

U.S. Department of Commerce, Census Bureau

Residential Building Permits
Demolition Permits
New House Price Index
Apartment Construction Price Index
Estimated Housing Stock
Expenditure on Repairs & Renovations
Consumer Price Index
Gross Domestic Product

Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada & Ministry of Finance

Interest Rates

Bank of Canada

Housing Loans in Default

Canadian Bankers' Association

Labor Force & Employment

Ministry of Finance

Unemployment Rates

Ministry of Labour (based on Labour Force Survey, Statistics Canada)

Construction Employment

Ministry of Labour

Resale House Prices
MLS Residential Sales
MLS New Residential Listings

Canadian Real Estate Association
Canadian Real Estate Association
Canadian Real Estate Association

Costruction Costs

Toronto Real Estate Board

ENDNOTES

- 1) *Percent changes indicate the current period compared to the same period of the previous year.*
- 2) *Housing starts and completions statistics by intended market are not available prior to 1983.*
- 3) *Rental housing starts include private and assisted starts, but exclude co-op starts.*
- 4) *Socially assisted housing starts includes activities under the following section of the National Housing Act:*
 - Loans to non-profit corporations*
 - Public housing*
 - Federal-provincial rental and sales housing projects*
 - Approved lender non-profit and provincial unilateral assisted units.*
- 5) *U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.*
- 6) *Dwelling units 'under construction' are as of the end of the stated period.*
- 7) *Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.*
- 8) *Building demolition permits: single dwellings include cottages.*
- 9) *New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.*
- 10) *Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.*
- 11) *Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.*

Single detached: dwelling unit completely separated from any other structure/dwelling.

Multiples: includes two-family units, rows, apartments and other dwellings.
- 12) *Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.*

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) *Interest rate statistics are as announced the last week of each month or year.*
- 14) *Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994. Starting March 1, 1994 figures from Prenor Trust are included in the Laurentian Bank data; starting August 1, 1994, figures from Royal Trust included in Royal Bank data; starting December 1, 1994, figures from Montreal Trust are included in the Bank of Nova Scotia's data; starting December 1, 1994, Confederation Trust mortgages are included in the Toronto Dominion Bank's data; starting January 1, 1995, figures from North West Trust are included in the Canadian Western Bank figures.*
- 15) *Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.*
- 16) *Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.*

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

- 17) *The Consumer Price Index (CPI) methodology was revised in January 1995. The basket of goods and services used to calculate the CPI was updated to reflect changes in consumer spending patterns. The 1986 spending pattern was replaced with 1992 consumer spending patterns. However, the time base remains 1986=100.*

CANON
No 400
-H57

ISSN 1192-0955

HOUSING STATISTICS

September-October 1995



Ministry of Municipal Affairs & Housing
Ontario

HOUSING STATISTICS

September-October 1995

Ministry of Municipal Affairs & Housing
Corporate & Strategic Analysis Branch

TABLE OF CONTENTS

SUMMARY STATISTICS

MONTHLY STATISTICS

PAGE

HOUSING STARTS	1
Canada, U.S., Provinces	
Ontario's CMAs & Selected CAs	
HOUSING COMPLETIONS	6
Canada, Provinces	
Ontario's CMAs & Selected CAs	
UNITS UNDER CONSTRUCTION	11
Canada & Provinces	
RESIDENTIAL BUILDING PERMITS	11
Ontario, Toronto & Ottawa	
INTEREST RATES	11
Canada	
HOUSING LOANS IN DEFAULT	11
Canada & Ontario	
CONSUMER PRICE INDEX	12
Canada, Ontario & Selected Municipalities	
LABOR FORCE	12
Canada & Ontario	
EMPLOYMENT	12
Canada & Ontario	
UNEMPLOYMENT RATES	12
Canada, Provinces & Ontario's CMAs	
CONSTRUCTION EMPLOYMENT	13
Ontario's CMAs	
NEW HOUSE PRICE INDICES	14
Selected Ontario's CMAs	
/2

<u>MONTHLY STATISTICS</u> (contd.)	PAGE
MLS AVERAGE RESIDENTIAL HOUSE PRICES Canada, Ontario & Selected Areas	14
MLS RESIDENTIAL REALES Canada, Ontario & Selected Areas	15
MLS NEW RESIDENTIAL LISTINGS Canada, Ontario & Selected Areas	15
 <u>QUARTERLY STATISTICS</u>	
HOUSING STARTS Canada & Provinces	16
HOUSING COMPLETIONS Canada & Provinces	16
UNITS UNDER CONSTRUCTION Canada & Provinces	16
APARTMENT CONSTRUCTION PRICE INDEX Canada & Selected Municipalities	17
RESALE HOUSE PRICES 17 Canada, Ontario & Selected Areas	
GROSS DOMESTIC PRODUCT Canada & Ontario	17
 <u>ANNUAL STATISTICS</u>	
HOUSING STARTS Canada & Provinces	18
HOUSING COMPLETIONS Canada & Provinces	18

<u>ANNUAL STATISTICS (contd.)</u>	PAGE
UNITS UNDER CONSTRUCTION <i>Canada & Provinces</i>	18
DEMOLITION PERMITS <i>Ontario & Selected Areas</i>	19
CONSTRUCTION COSTS <i>Metro Toronto</i>	19
ESTIMATED HOUSING STOCK <i>Ontario</i>	20
EXPENDITURE ON REPAIRS & RENOVATIONS <i>Ontario - Homeowner Households</i>	21
GROSS DOMESTIC PRODUCT <i>Canada & Ontario</i>	22
CONSUMER PRICE INDEX <i>Canada, Ontario & Selected Municipalities</i>	22
<u>SOURCES BY SUBJECT</u>	
<u>ENDNOTES</u>	

1988-1994: Annual Data; 1st Q + 2nd Q + 3rd Q/95: Quarterly Data;
Jan-Oct. 1995: Cumulative Data or Oct. 1995 (where applicable)

ALL AREAS

TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q+3Q/95
Canada	222,562	215,382	181,630	156,197	168,271	155,443	154,057	82,759
Ontario	99,924	93,337	62,649	52,794	55,772	45,140	46,645	25,663
Toronto, CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	12,486
SEASONALLY ADJUSTED STARTS	4Q/88	4Q/89	4Q/90	4Q/91	4Q/92	4Q/93	4Q/94	3Q/95
Canada	231,000	220,000	147,000	167,600	164,600	162,200	141,700	104,700
Ontario	106,000	89,000	45,000	59,500	51,000	51,000	43,900	33,700
Toronto, CMA	N/A	45,000	17,000	13,000	21,600	16,500	14,000	15,000
TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	1Q+2Q+3Q/95
Canada	216,532	217,371	206,163	160,014	173,245	161,794	162,085	89,409
Ontario	88,727	99,817	80,562	59,622	63,134	51,130	49,106	27,448
Toronto, CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	13,979
UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Sept.95
Canada	131,452	127,563	100,672	95,035	87,518	79,761	71,562	64,261
Ontario	74,465	66,695	47,808	40,599	31,653	25,047	22,444	20,637
Toronto, CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	10,925
STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q+3Q/95
Single-detached	57,099	53,511	32,425	26,290	27,868	26,240	30,036	14,591
Semi-detached	2,432	2,248	2,338	1,730	2,611	2,537	3,421	1,725
Row	9,902	8,950	8,462	9,472	9,246	7,448	7,226	4,124
Apartment	30,491	28,628	19,424	15,302	16,047	8,915	5,962	5,223
Total	99,924	93,337	62,649	52,794	55,772	45,140	46,645	25,663
COMPLETIONS - ONTARIO	1988	1989	1990	1991	1992	1993	1994	1Q+2Q+3Q/95
Single-detached	58,072	54,732	43,130	27,499	30,193	27,470	28,876	16,165
Semi-detached	2,552	2,336	2,499	1,986	2,365	2,544	3,216	1,712
Row	10,168	10,182	8,725	7,447	11,590	7,345	7,542	4,327
Apartment	17,935	32,567	26,208	22,690	18,986	13,771	9,472	5,244
Total	88,727	99,817	80,562	59,622	63,134	51,130	49,106	27,448
UNDER CONSTRUCTION - ONTARIO	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Sept.95
Single-detached	27,715	26,624	15,596	14,225	11,592	10,243	11,306	9,723
Semi-detached	1,121	1,035	910	650	914	1,002	1,172	1,193
Row	6,305	4,773	4,651	6,635	3,623	3,655	3,264	3,063
Apartment	39,324	34,263	26,651	19,089	15,524	10,147	6,702	6,658
Total	74,465	66,695	47,808	40,599	31,653	25,047	22,444	20,637

H) BUILDING PERMITS		1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada		234,132	221,037	174,937	166,261	169,047	158,476	156,931	100,36
Ontario		107,370	94,801	61,575	60,089	54,272	45,480	49,395	32,97
Toronto, CMA		42,382	32,725	16,441	21,746	19,607	15,251	19,739	14,60
I) MLS RESIDENTIAL HOUSE PRICE		1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada		\$131,484	\$148,737	\$143,379	\$149,719	\$150,725	\$153,504	\$158,094	150,60
Ontario		\$161,270	\$184,607	\$175,859	\$173,704	\$162,827	\$157,667	\$161,263	155,25
Toronto Area		\$229,635	\$273,698	\$254,890	\$234,313	\$214,971	\$206,490	\$208,922	203,91
J) MLS RESIDENTIAL SALES		1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada		319,480	322,733	250,028	300,952	326,850	302,427	301,028	227,91
Ontario		160,578	142,911	102,792	126,164	131,381	121,071	129,957	100,53
Toronto Area		49,381	38,960	26,778	38,144	41,703	38,990	44,237	33,71
K) CONSUMER PRICE INDEX (1986=100)		1988	1989	1990	1991	1992	1993	1994	Oct.95
Canada -All Items		108.6	114.0	119.5	126.2	128.1	130.4	130.7	133.
	-Housing	108.6	114.3	119.5	124.7	126.4	128.0	128.5	130.
Ontario -All Items		110.0	116.4	122.0	127.6	129.0	131.2	131.3	134.
	-Housing	111.2	118.4	123.6	127.9	129.3	130.6	130.8	132.
Toronto -All Items		110.9	117.9	123.4	128.6	129.7	131.8	132.0	135.
	-Housing	113.3	121.7	126.5	129.0	130.0	131.1	131.2	N/A
L) SELECTED LENDING RATES		Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Oct.95
1 Year Mortgage Rate		12.00	12.75	12.50	8.50	7.70	6.25	9.50	7.7
5 Year Mortgage Rate		12.25	12.00	12.50	9.90	9.50	7.75	10.50	8.7
Prime Lending Rate		12.75	13.50	12.75	8.00	7.25	5.50	8.00	8.0
Bank of Canada Rate		11.17	12.47	11.78	7.67	7.36	4.11	7.43	6.1
M) VACANCY RATES IN APARTMENTS with 6 Units or more									
		1988	1989	1990	1991	1992	1993	1994	1995
Ontario:	April	0.7	0.8	1.2	2.0	2.3	2.8	2.8	2
	October	0.7	0.8	0.8	2.0	2.4	2.6	2.2	N/
Toronto, CMA:	April	0.2	0.2	0.7	1.5	1.9	2.0	1.8	1
	October	0.2	0.3	1.0	1.7	2.0	1.9	1.2	N/
VACANCY RATES IN APARTMENTS with 3 Units or more									
		1988	1989	1990	1991	1992	1993	1994	1995
Ontario:	April	0.8	0.9	1.3	2.2	2.5	2.9	2.9	2
	October	0.8	0.9	1.3	2.2	2.6	2.7	2.4	N/
Toronto, CMA:	April	0.2	0.3	0.7	1.6	1.9	2.1	1.8	1
	October	0.2	0.4	1.0	1.8	2.2	2.0	1.2	N/

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 6 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$453	\$482	\$497	\$510	\$518	N/A
1-BR	\$493	\$528	\$557	\$590	\$612	\$627	\$641	N/A
2-BR	\$596	\$643	\$684	\$726	\$750	\$770	\$783	N/A
3-BR	\$738	\$789	\$833	\$877	\$900	\$922	\$934	N/A

AVERAGE RENTS BY BEDROOM COUNTS IN APARTMENTS with 3 Units or more (Occupied and Vacant Units)								
Toronto,CMA	Oct.88	Oct.89	Oct.90	Oct.91	Oct.92	Oct.93	Oct.94	Oct.95
Bachelor	\$409	\$433	\$455	\$482	\$493	\$510	\$517	N/A
1-BR	\$493	\$528	\$559	\$592	\$609	\$627	\$642	N/A
2-BR	\$596	\$643	\$689	\$730	\$754	\$773	\$785	N/A
3-BR	\$738	\$789	\$835	\$880	\$899	\$925	\$937	N/A

NOTE: C.M.H.C DATA FOR ALL AREAS AVAILABLE ONLY QUARTERLY!

SOURCES: A,B,C,D,E,F,G,M,N = CANADA MORTGAGE AND HOUSING CORPORATION

H,K = STATISTICS CANADA

I,J = CANADA REAL ESTATE BOARD AND TORONTO REAL ESTATE BOARD

L = BANK OF CANADA REVIEW

1988 - 1994: Annual Data, Jan-Oct. 95 or Oct. 95 (where applicable)

Centres with 10,000 population & over

A) TOTAL STARTS	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada	189,635	183,323	150,620	130,094	140,126	129,988	127,346	74,736
Ontario	86,944	81,026	53,341	46,123	48,693	38,847	41,560	25,534
Toronto,CMA	38,791	35,184	18,723	18,814	20,770	15,637	18,443	12,486
B) TOTAL COMPLETIONS	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada	187,305	185,613	175,079	135,159	146,274	132,749	134,076	83,203
Ontario	78,416	86,856	69,367	53,802	55,416	44,333	43,441	27,488
Toronto,CMA	34,242	39,397	27,936	26,007	22,402	19,827	17,375	13,979
C) UNITS UNDER CONSTRUCTION	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Oct.95
Canada	113,427	109,935	83,813	77,716	69,747	65,953	59,204	50,363
Ontario	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,231
Toronto,CMA	38,666	33,770	24,374	17,209	15,111	11,076	12,143	10,646
D) STARTS BY STRUCTURE - ONTARIO	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Single-detached	46,843	43,841	24,076	21,224	22,571	21,121	25,422	13,656
Semi-detached	2,189	1,940	2,102	1,621	2,535	2,358	3,289	1,873
Row	9,076	8,412	8,255	9,287	8,707	7,033	6,984	4,539
Apartment	28,836	26,833	18,908	13,991	14,880	8,335	5,865	5,466
Total	86,944	81,026	53,341	46,123	48,693	38,847	41,560	25,534
E) COMPLETIONS BY STRUCTURE-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Single-detached	48,773	45,204	33,311	22,380	24,764	22,241	23,946	15,316
Semi-detached	2,329	2,064	2,149	1,814	2,291	2,415	3,103	1,890
Row	9,801	9,477	8,391	7,315	11,103	6,971	7,237	4,905
Apartment	17,513	30,111	25,516	22,293	17,258	12,706	9,155	5,377
Total	78,416	86,856	69,367	53,802	55,416	44,333	43,441	27,488
F) UNDER CONSTRUCTION-ONT.	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Oct.95
Single-detached	23,114	21,946	12,589	11,346	9,021	7,799	9,236	7,591
Semi-detached	1,004	885	843	637	903	930	1,114	1,109
Row	5,703	4,524	4,419	6,362	3,411	3,486	3,159	2,795
Apartment	37,717	33,437	26,099	17,743	14,801	9,912	6,669	6,736
Total	67,538	60,792	43,950	36,088	28,136	22,127	20,178	18,231
G) RENTAL STARTS *	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada	36,214	32,364	32,201	30,495	27,197	18,193	11,698	6,732
Ontario	12,830	11,436	12,158	14,519	13,798	7,974	4,148	2,525
Toronto,CMA	4,267	3,758	3,799	4,903	6,859	3,636	2,148	1,345
H) RENTAL COMPLETIONS *	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Canada	39,790	37,279	35,389	30,172	30,497	22,073	18,137	9,201
Ontario	12,807	13,064	14,157	13,064	15,073	10,972	7,951	3,574
Toronto,CMA	3,353	4,512	4,349	5,276	5,157	6,255	3,375	2,167

STARTS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Rental	12,830	11,436	12,158	14,519	13,798	7,974	4,148	2,525
Homeownership	51,568	47,472	28,104	24,813	27,917	26,332	32,516	18,206
Condominiums	20,833	20,213	11,435	4,240	2,798	3,287	3,866	4,192
CO-OP	1,623	1,170	1,212	2,531	4,151	1,253	1,026	611
Not defined	90	735	432	20	29	1	4	0
TOTAL	86,944	81,026	53,341	46,123	48,693	38,847	41,560	25,534
COMPLETIONS BY INTENDED MARKET-ONT.	1988	1989	1990	1991	1992	1993	1994	Jan-Oct.95
Rental	12,807	13,064	14,157	13,064	15,073	10,972	7,951	3,574
Homeownership	53,446	49,391	37,265	25,984	29,756	27,341	30,542	19,790
Condominiums	10,455	22,018	16,647	13,219	6,496	3,005	3,171	3,425
CO-OP	1,708	2,383	1,298	1,535	4,091	3,015	1,777	699
TOTAL	78,416	86,856	69,367	53,802	55,416	44,333	43,441	27,488
DEMOLITION DATA BY TYPE								
ONTARIO (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	3,325	3,223	3,309	2,157	2,352	2,070	2,518	N/A
Double	107	102	88	114	68	51	92	N/A
Row	51	19	150	23	46	26	43	N/A
Apts	225	257	513	551	281	337	141	N/A
TOTAL	3,708	3,601	4,060	2,845	2,747	2,484	2,794	N/A
TORONTO, CMA (Annual Data)	1988	1989	1990	1991	1992	1993	1994	1995
Single	1,516	1,243	1,353	727	791	733	1,059	N/A
Double	6	7	13	5	4	4	7	N/A
Row	2	2	103	7	9	10	3	N/A
Apts	56	35	151	85	11	139	24	N/A
TOTAL	1,580	1,287	1,620	824	815	886	1,093	N/A
SEASONALLY ADJUSTED STARTS	Dec.88	Dec.89	Dec.90	Dec.91	Dec.92	Dec.93	Dec.94	Oct.95
Canada	186,000	190,000	115,000	141,000	143,300	138,900	104,600	79,100
Ontario	81,000	76,000	33,000	49,600	46,300	46,800	32,600	27,200

CO-OP UNITS NOT INCLUDED

Sources: A - J, L: C.M.H.C. Ottawa (Annual and Monthly Statistics)

K: Statistics Canada

HOUSING STARTS - Centres with 10,000 Population and Over

		Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
<i>SOCIALLY ASSISTED STARTS</i>							
Total	- Ontario	279	166	-40.5	390	131	-66.4
Rental	- Ontario	239	166	-30.5	323	131	-59.4
Ownership	- Ontario	0	0	-	0	0	-
Co-op	- Ontario	40	0	-100.0	67	0	-100.0
<i>SEASONALLY ADJUSTED STARTS</i>							
Total	- Canada	129,000	89,100	-30.9	125,600	79,100	-37.0
	- Ontario	48,600	33,100	-31.9	50,300	27,200	-45.9
	- Quebec	21,400	14,300	-33.2	19,400	14,600	-24.7
	- B.C.	34,400	24,400	-29.1	33,100	17,600	-46.8
	- Prairies	16,600	12,100	-27.1	16,500	14,300	-13.3
	- Atl.Prov.	8,000	5,200	-35.0	6,300	5,400	-14.3
<i>TOTAL HOUSING STARTS</i>							
Total	- Canada	11,074	8,049	-27.3	10,978	7,295	-33.5
	- U.S.	102,000	98,200	-3.7	105,300	101,100	-4.0
	- Ontario	4,322	3,248	-24.8	4,308	2,640	-38.7
	- Quebec	1,538	947	-38.4	1,682	1,102	-34.5
	- B.C.	2,930	2,231	-23.9	2,787	1,540	-44.7
	- Prairies	1,435	1,051	-26.8	1,615	1,456	-9.8
	- Atl.Prov.	849	572	-32.6	586	557	-4.9
	- Hamilton	317	162	-48.9	331	171	-48.3
	- Kitchener	70	81	15.7	294	160	-45.6
	- London	167	115	-31.1	138	112	-18.8
	- Oshawa	183	95	-48.1	119	136	14.3
	- Ottawa	336	426	26.8	336	175	-47.9
	- St.Catharines/Niagara	134	88	-34.3	85	71	-16.5
	- Sudbury	88	23	-73.9	52	37	-28.8
	- Thunder Bay	40	22	-45.0	32	41	28.1
	- Toronto	2,050	1,443	-29.6	2,425	1,022	-57.9
	- Windsor	154	147	-4.5	101	181	79.2
<i>ACTUAL STARTS BY STRUCTURE</i>							
Single	- Ontario	2,558	1,647	-35.6	2,497	1,703	-31.8
	- Hamilton	179	110	-38.5	100	93	-7.0
	- Kitchener	28	59	110.7	239	125	-47.7
	- London	75	57	-24.0	57	56	-1.8
	- Oshawa	121	65	-46.3	95	100	5.3
	- Ottawa	148	97	-34.5	116	83	-28.4
	- St.Catharines/Niagara	78	65	-16.7	61	63	3.3
	- Sudbury	57	17	-70.2	44	37	-15.9
	- Thunder Bay	34	20	-41.2	28	23	-17.9
	- Toronto	1,179	621	-47.3	1,343	601	-55.2
	- Windsor	137	134	-2.2	89	113	27.0

		Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
STARTS BY STRUCTURE-contd.							
Semi/Duplex	- Ontario	344	364	5.8	350	168	-52.0
	- Hamilton	0	8	-	50	4	-92.0
	- Kitchener	10	12	20.0	40	30	-25.0
	- London	16	42	162.5	14	16	14.3
	- Oshawa	0	0	-	8	0	-100.0
	- Ottawa	16	6	-62.5	18	0	-100.0
	- St.Catharines/Niagara	10	20	100.0	16	8	-50.0
	- Sudbury	12	6	-50.0	8	0	-100.0
	- Thunder Bay	6	2	-66.7	4	18	350.0
	- Toronto	202	162	-19.8	148	50	-66.2
	- Windsor	12	6	-50.0	6	2	-66.7
Row	- Ontario	728	616	-15.4	737	469	-36.4
	- Hamilton	95	44	-53.7	181	62	-65.7
	- Kitchener	32	10	-68.8	15	5	-66.7
	- London	74	16	-78.4	67	40	-40.3
	- Oshawa	62	30	-51.6	12	36	200.0
	- Ottawa	160	97	-39.4	132	92	-30.3
	- St.Catharines/Niagara	6	3	-50.0	8	0	-100.0
	- Sudbury	16	0	-100.0	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	216	265	22.7	297	153	-48.5
	- Windsor	5	7	40.0	0	12	-
Apartment	- Ontario	692	621	-10.3	724	300	-58.6
	- Hamilton	43	0	-100.0	0	12	-
	- Kitchener	0	0	-	0	0	-
	- London	2	0	-100.0	0	0	-
	- Oshawa	0	0	-	4	0	-100.0
	- Ottawa	12	226	1783.3	70	0	-100.0
	- St.Catharines/Niagara	40	0	-100.0	0	0	-
	- Sudbury	3	0	-100.0	0	0	-
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	453	395	-12.8	637	218	-65.8
	- Windsor	0	0	-	6	54	800.0
STARTS BY INTENDED MARKET							
Rental	- Canada	1,059	692	-34.7	847	618	-27.0
	- Ontario	437	187	-57.2	373	188	-49.6
Ownership	- Canada	7,126	5,217	-26.8	6,644	5,083	-23.5
	- Ontario	3,263	2,409	-26.2	3,207	2,141	-33.2
Condo	- Canada	2,820	2,139	-24.1	3,420	1,592	-53.5
	- Ontario	578	652	12.8	661	311	-53.0
Co-op	- Canada	52	0	-100.0	67	0	-100.0
	- Ontario	40	0	-100.0	67	0	-100.0

CUMULATIVE ASSISTED STARTS		Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
Total	- Ontario	3,275	2,568	-21.6	3,665	2,699	-26.4
Rental	- Ontario	2,545	1,957	-23.1	2,868	2,088	-27.2
Ownership	- Ontario	0	0	-	0	0	-
Co-op	- Ontario	730	611	-16.3	797	611	-23.3
CUMULATIVE STARTS							
Total	- Canada	98,270	67,441	-31.4	109,248	74,736	-31.6
	- Ontario	31,429	22,894	-27.2	35,737	25,534	-28.6
	- Hamilton	2,207	1,601	-27.5	2,538	1,772	-30.2
	- Kitchener	1,221	771	-36.9	1,515	931	-38.5
	- London	1,621	730	-55.0	1,759	842	-52.1
	- Oshawa	1,601	1,013	-36.7	1,720	1,149	-33.2
	- Ottawa	3,131	1,662	-46.9	3,467	1,837	-47.0
	- St.Catharines/Niagara	1,396	693	-50.4	1,481	764	-48.4
	- Sudbury	565	242	-57.2	617	279	-54.8
	- Thunder Bay	340	216	-36.5	372	257	-30.9
	- Toronto	13,331	11,464	-14.0	15,756	12,486	-20.8
	- Windsor	1,323	1,008	-23.8	1,424	1,189	-16.5
	- Barrie	620	535	-13.7	671	647	-3.6
	- Belleville	176	164	-6.8	193	177	-8.3
	- Brantford	265	166	-37.4	297	212	-28.6
	- Cornwall	158	117	-25.9	167	150	-10.2
	- Guelph	381	306	-19.7	387	345	-10.9
	- Kingston	382	228	-40.3	411	262	-36.3
	- North Bay	66	36	-45.5	84	45	-46.4
	- Peterborough	181	280	54.7	200	315	57.5
	- Sarnia	158	69	-56.3	164	75	-54.3
	- SS Marie	130	190	46.2	145	213	46.9
CUMULATIVE STARTS BY INTENDED MARKET							
Rental	- Canada	8,829	6,114	-30.8	9,676	6,732	-30.4
	- Ontario	3,466	2,337	-32.6	3,839	2,525	-34.2
	- Hamilton	323	270	-16.4	323	290	-10.2
	- Kitchener	68	0	-100.0	68	0	-100.0
	- London	333	51	-84.7	343	51	-85.1
	- Oshawa	102	39	-61.8	106	39	-63.2
	- Ottawa	86	296	244.2	99	299	202.0
	- St.Catharines/Niagara	260	18	-93.1	260	18	-93.1
	- Sudbury	45	5	-88.9	45	5	-88.9
	- Thunder Bay	71	24	-66.2	71	40	-43.7
	- Toronto	1,709	1,228	-28.1	2,042	1,345	-34.1
	- Windsor	100	43	-57.0	106	49	-53.8
	- Barrie	23	0	-100.0	23	0	-100.0
	- Belleville	0	46	-	4	46	1050.0
	- Brantford	0	0	-	0	0	-
	- Cornwall	40	9	-77.5	42	35	-16.7
	- Guelph	114	68	-40.4	114	68	-40.4
	- Kingston	7	0	-100.0	7	0	-100.0
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	105	-	0	105	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	40	18	-55.0	40	18	-55.0

		Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
CUMULATIVE STARTS BY INTENDED MKT-contd.							
Ownership	- Canada	65,150	42,091	-35.4	71,794	47,174	-34.3
	- Ontario	24,702	16,065	-35.0	27,909	18,206	-34.8
	- Hamilton	1,486	895	-39.8	1,633	1,004	-38.5
	- Kitchener	1,125	718	-36.2	1,419	878	-38.1
	- London	975	584	-40.1	1,034	656	-36.6
	- Oshawa	1,468	974	-33.7	1,578	1,110	-29.7
	- Ottawa	2,887	1,038	-64.0	3,143	1,210	-61.5
	- St.Catharines/Niagara	910	563	-38.1	987	634	-35.8
	- Sudbury	394	191	-51.5	446	228	-48.9
	- Thunder Bay	233	161	-30.9	265	186	-29.8
	- Toronto	9,846	7,124	-27.6	11,562	7,880	-31.8
	- Windsor	1,169	926	-20.8	1,264	1,045	-17.3
	- Barrie	597	535	-10.4	648	647	-0.2
	- Belleville	176	118	-33.0	189	131	-30.7
	- Brantford	242	88	-63.6	255	134	-47.5
	- Cornwall	118	108	-8.5	125	115	-8.0
	- Guelph	267	202	-24.3	273	241	-11.7
	- Kingston	352	228	-35.2	381	262	-31.2
	- North Bay	66	36	-45.5	84	45	-46.4
	- Peterborough	166	134	-19.3	185	159	-14.1
	- Sarnia	158	69	-56.3	164	75	-54.3
	- SS Marie	90	143	58.9	105	166	58.1
Condo	- Canada	22,968	18,500	-19.5	26,388	20,092	-23.9
	- Ontario	2,298	3,881	68.9	2,959	4,192	41.7
	- Hamilton	263	436	65.8	447	478	6.9
	- Kitchener	28	53	89.3	28	53	89.3
	- London	258	95	-63.2	327	135	-58.7
	- Oshawa	31	0	-100.0	36	0	-100.0
	- Ottawa	74	110	48.6	74	110	48.6
	- St.Catharines/Niagara	91	86	-5.5	99	86	-13.1
	- Sudbury	0	0	-	0	0	-
	- Thunder Bay	36	31	-13.9	36	31	-13.9
	- Toronto	1,375	2,791	103.0	1,751	2,940	67.9
	- Windsor	54	39	-27.8	54	95	75.9
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	23	78	239.1	42	78	85.7
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	36	-	0	36	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	15	41	173.3	15	51	240.0
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	29	-	0	29	-

	Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
<i>CUMULATIVE STARTS BY INTENDED MKT-contd.</i>						
Co-op						
- Canada	1,157	707	-38.9	1,224	707	-42.2
- Ontario	959	611	-36.3	1,026	611	-40.4
- Hamilton	135	0	-100.0	135	0	-100.0
- Kitchener	0	0	-	0	0	-
- London	55	0	-100.0	55	0	-100.0
- Oshawa	0	0	-	0	0	-
- Ottawa	84	218	159.5	151	218	44.4
- St.Catharines/Niagara	135	26	-80.7	135	26	-80.7
- Sudbury	126	46	-63.5	126	46	-63.5
- Thunder Bay	0	0	-	0	0	-
- Toronto	401	321	-20.0	401	321	-20.0
- Windsor	0	0	-	0	0	-
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	0	0	-	0	0	-
- Cornwall	0	0	-	0	0	-
- Guelph	0	0	-	0	0	-
- Kingston	23	0	-100.0	23	0	-100.0
- North Bay	0	0	-	0	0	-
- Peterborough	0	0	-	0	0	-
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

HOUSING COMPLETIONS - Centres with 10,000 Population and Over

	Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
TOTAL HOUSING COMPLETIONS						
Total						
- Canada	13,507	8,373	-38.0	12,872	8,403	-34.7
- Ontario	4,477	3,002	-32.9	5,315	2,865	-46.1
- Quebec	2,416	1,423	-41.1	2,031	998	-50.9
- B.C.	3,741	2,166	-42.1	3,368	2,471	-26.6
- Prairies	2,136	1,162	-45.6	1,410	1,319	-6.5
- Atl.Prov.	737	620	-15.9	748	750	0.3
- Hamilton	368	126	-65.8	456	162	-64.5
- Kitchener	89	128	43.8	395	85	-78.5
- London	212	105	-50.5	140	152	8.6
- Oshawa	316	103	-67.4	250	110	-56.0
- Ottawa	446	230	-48.4	552	170	-69.2
- St.Catharines/Niagara	155	72	-53.5	175	150	-14.3
- Sudbury	94	43	-54.3	132	41	-68.9
- Thunder Bay	11	8	-27.3	38	25	-34.2
- Toronto	1,817	1,554	-14.5	2,348	1,301	-44.6
- Windsor	251	184	-26.7	150	173	15.3
ACTUAL COMPLETIONS BY STRUCTURE						
Single						
- Ontario	2,733	1,671	-38.9	2,778	1,802	-35.1
- Hamilton	227	100	-55.9	198	116	-41.4
- Kitchener	73	102	39.7	311	72	-76.8
- London	116	68	-41.4	90	72	-20.0
- Oshawa	200	94	-53.0	192	96	-50.0
- Ottawa	200	81	-59.5	175	85	-51.4
- St.Catharines/Niagara	110	45	-59.1	102	61	-40.2
- Sudbury	76	37	-51.3	55	37	-32.7
- Thunder Bay	7	8	14.3	36	17	-52.8
- Toronto	975	767	-21.3	1,032	744	-27.9
- Windsor	209	87	-58.4	134	152	13.4
Semi/Duplex						
- Ontario	383	211	-44.9	372	218	-41.4
- Hamilton	8	12	50.0	4	10	150.0
- Kitchener	4	26	550.0	66	8	-87.9
- London	54	6	-88.9	24	30	25.0
- Oshawa	2	2	0.0	8	6	-25.0
- Ottawa	20	4	-80.0	22	6	-72.7
- St.Catharines/Niagara	18	18	0.0	12	12	0.0
- Sudbury	15	6	-60.0	8	4	-50.0
- Thunder Bay	4	0	-100.0	2	8	300.0
- Toronto	168	92	-45.2	186	96	-48.4
- Windsor	12	2	-83.3	6	0	-100.0

		Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
COMPLETIONS BY STRUCTURE-contd.							
Row	- Ontario	695	416	-40.1	878	663	-24.5
	- Hamilton	133	14	-89.5	83	36	-56.6
	- Kitchener	0	0	-	18	5	-72.2
	- London	38	31	-18.4	22	50	127.3
	- Oshawa	59	7	-88.1	50	8	-84.0
	- Ottawa	212	61	-71.2	271	69	-74.5
	- St.Catharines/Niagara	27	9	-66.7	61	77	26.2
	- Sudbury	0	0	-	24	0	-100.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	106	226	113.2	305	318	4.3
	- Windsor	20	0	-100.0	4	3	-25.0
Apartment	- Ontario	666	704	5.7	1,287	182	-85.9
	- Hamilton	0	0	-	171	0	-100.0
	- Kitchener	12	0	-100.0	0	0	-
	- London	4	0	-100.0	4	0	-100.0
	- Oshawa	55	0	-100.0	0	0	-
	- Ottawa	14	84	500.0	84	10	-88.1
	- St.Catharines/Niagara	0	0	-	0	0	-
	- Sudbury	3	0	-100.0	45	0	-100.0
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	568	469	-17.4	825	143	-82.7
	- Windsor	10	95	850.0	6	18	200.0
COMPLETIONS BY INTENDED MARKET							
Rental	- Canada	1,234	951	-22.9	1,855	507	-72.7
	- Ontario	694	358	-48.4	1,097	106	-90.3
Ownership	- Canada	8,621	5,731	-33.5	8,113	5,567	-31.4
	- Ontario	3,434	2,173	-36.7	3,610	2,358	-34.7
Condo	- Canada	3,547	1,607	-54.7	2,509	2,325	-7.3
	- Ontario	244	387	58.6	229	397	73.4
Co-op	- Canada	105	84	-20.0	395	4	-99.0
	- Ontario	105	84	-20.0	379	4	-98.9

		Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
CUMULATIVE TOTAL COMPLETIONS							
Total	- Canada	98,702	74,800	-24.2	111,574	83,203	-25.4
	- Ontario	29,688	24,623	-17.1	35,003	27,488	-21.5
	- Hamilton	2,483	1,417	-42.9	2,939	1,579	-46.3
	- Kitchener	1,194	950	-20.4	1,589	1,035	-34.9
	- London	1,860	991	-46.7	2,000	1,143	-42.9
	- Oshawa	1,464	1,104	-24.6	1,714	1,214	-29.2
	- Ottawa	3,331	1,629	-51.1	3,883	1,799	-53.7
	- St.Catharines/Niagara	946	994	5.1	1,121	1,144	2.1
	- Sudbury	563	281	-50.1	695	322	-53.7
	- Thunder Bay	347	210	-39.5	385	235	-39.0
	- Toronto	11,551	12,678	9.8	13,899	13,979	0.6
	- Windsor	1,052	1,055	0.3	1,202	1,228	2.2
	- Barrie	544	337	-38.1	662	400	-39.6
	- Belleville	183	159	-13.1	203	201	-1.0
	- Brantford	267	185	-30.7	446	242	-45.7
	- Cornwall	142	97	-31.7	173	109	-37.0
	- Guelph	446	221	-50.4	472	301	-36.2
	- Kingston	509	256	-49.7	565	292	-48.3
	- North Bay	85	65	-23.5	95	68	-28.4
	- Peterborough	292	140	-52.1	310	163	-47.4
	- Sarnia	152	61	-59.9	173	69	-60.1
	- SS Marie	134	151	12.7	143	178	24.5
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Total	- Canada	12,829	8,694	-32.2	14,684	9,201	-37.3
	- Ontario	5,121	3,468	-32.3	6,218	3,574	-42.5
	- Hamilton	595	142	-76.1	791	148	-81.3
	- Kitchener	141	68	-51.8	141	68	-51.8
	- London	551	173	-68.6	555	173	-68.8
	- Oshawa	55	106	92.7	55	106	92.7
	- Ottawa	391	165	-57.8	425	165	-61.2
	- St.Catharines/Niagara	81	122	50.6	81	192	137.0
	- Sudbury	128	23	-82.0	137	23	-83.2
	- Thunder Bay	142	28	-80.3	144	28	-80.6
	- Toronto	2,201	2,148	-2.4	2,895	2,167	-25.1
	- Windsor	14	108	671.4	20	108	440.0
	- Barrie	27	0	-100.0	27	0	-100.0
	- Belleville	50	58	16.0	50	64	28.0
	- Brantford	0	0	-	150	0	-100.0
	- Cornwall	26	14	-46.2	26	14	-46.2
	- Guelph	133	0	-100.0	133	0	-100.0
	- Kingston	144	0	-100.0	144	0	-100.0
	- North Bay	2	0	-100.0	2	0	-100.0
	- Peterborough	89	0	-100.0	89	0	-100.0
	- Sarnia	12	0	-100.0	12	0	-100.0
	- SS Marie	60	44	-26.7	60	44	-26.7

	Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT						
Ownership						
- Canada	60,748	45,198	-25.6	68,861	50,765	-26.3
- Ontario	21,111	17,432	-17.4	24,721	19,790	-19.9
- Hamilton	1,533	892	-41.8	1,746	1,020	-41.6
- Kitchener	945	853	-9.7	1,340	938	-30.0
- London	912	567	-37.8	1,026	662	-35.5
- Oshawa	1,381	962	-30.3	1,631	1,072	-34.3
- Ottawa	2,700	1,139	-57.8	3,074	1,299	-57.7
- St.Catharines/Niagara	697	622	-10.8	826	698	-15.5
- Sudbury	405	196	-51.6	468	237	-49.4
- Thunder Bay	174	182	4.6	210	207	-1.4
- Toronto	7,439	8,403	13.0	8,804	9,477	7.6
- Windsor	1,003	856	-14.7	1,147	1,011	-11.9
- Barrie	517	337	-34.8	635	400	-37.0
- Belleville	133	101	-24.1	153	137	-10.5
- Brantford	251	135	-46.2	280	152	-45.7
- Cornwall	116	83	-28.4	147	95	-35.4
- Guelph	247	221	-10.5	273	265	-2.9
- Kingston	365	256	-29.9	421	292	-30.6
- North Bay	83	65	-21.7	93	68	-26.9
- Peterborough	192	125	-34.9	210	148	-29.5
- Sarnia	140	61	-56.4	161	69	-57.1
- SS Marie	74	107	44.6	83	134	61.4
Condo						
- Canada	23,977	20,100	-16.2	26,486	22,425	-15.3
- Ontario	2,374	3,028	27.5	2,603	3,425	31.6
- Hamilton	236	383	62.3	283	411	45.2
- Kitchener	108	29	-73.1	108	29	-73.1
- London	257	251	-2.3	279	308	10.4
- Oshawa	28	36	28.6	28	36	28.6
- Ottawa	68	90	32.4	120	100	-16.7
- St.Catharines/Niagara	108	85	-21.3	154	85	-44.8
- Sudbury	0	16	-	0	16	-
- Thunder Bay	31	0	-100.0	31	0	-100.0
- Toronto	1,390	1,878	35.1	1,452	2,086	43.7
- Windsor	35	91	160.0	35	109	211.4
- Barrie	0	0	-	0	0	-
- Belleville	0	0	-	0	0	-
- Brantford	16	50	212.5	16	90	462.5
- Cornwall	0	0	-	0	0	-
- Guelph	66	0	-100.0	66	36	-45.5
- Kingston	0	0	-	0	0	-
- North Bay	0	0	-	0	0	-
- Peterborough	11	15	36.4	11	15	36.4
- Sarnia	0	0	-	0	0	-
- SS Marie	0	0	-	0	0	-

		Jan-Sep.94	Jan-Sep.95	% Chg.	Jan-Oct.94	Jan-Oct.95	% Chg.
CUMULATIVE COMPLETIONS BY INTENDED MKT.							
Co-op	- Canada	1,148	808	-29.6	1,543	812	-47.4
	- Ontario	1,082	695	-35.8	1,461	699	-52.2
	- Hamilton	119	0	-100.0	119	0	-100.0
	- Kitchener	0	0	-	0	0	-
	- London	140	0	-100.0	140	0	-100.0
	- Oshawa	0	0	-	0	0	-
	- Ottawa	172	235	36.6	264	235	-11.0
	- St.Catharines/Niagara	60	165	175.0	60	169	181.7
	- Sudbury	30	46	53.3	90	46	-48.9
	- Thunder Bay	0	0	-	0	0	-
	- Toronto	521	249	-52.2	748	249	-66.7
	- Windsor	0	0	-	0	0	-
	- Barrie	0	0	-	0	0	-
	- Belleville	0	0	-	0	0	-
	- Brantford	0	0	-	0	0	-
	- Cornwall	0	0	-	0	0	-
	- Guelph	0	0	-	0	0	-
	- Kingston	0	0	-	0	0	-
	- North Bay	0	0	-	0	0	-
	- Peterborough	0	0	-	0	0	-
	- Sarnia	0	0	-	0	0	-
	- SS Marie	0	0	-	0	0	-

**UNDER CONSTRUCTION, PERMITS, INTEREST RATES
LOANS IN DEFAULT, CPI & EMPLOYMENT**

		Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
UNITS UNDER CONSTRUCTION							
Total	- Canada	65,532	51,550	-21.3	63,664	50,363	-20.9
	- Ontario	23,713	18,453	-22.2	22,713	18,231	-19.7
	- Quebec	6,531	4,350	-33.4	6,187	4,365	-29.4
	- B.C.	24,379	18,586	-23.8	23,804	17,661	-25.8
	- Prairies	7,303	7,236	-0.9	7,518	7,372	-1.9
	- Atl.Prov.	3,606	2,925	-18.9	3,442	2,734	-20.6
UNDER CONSTRUCTION BY STRUCTURE							
Single	- Ontario	10,501	7,692	-26.7	10,220	7,591	-25.7
Semi	- Ontario	1,259	1,155	-8.3	1,237	1,109	-10.3
Row	- Ontario	3,793	2,989	-21.2	3,628	2,795	-23.0
Apartments	- Ontario	8,160	6,617	-18.9	7,628	6,736	-11.7
RESIDENTIAL BUILDING PERMITS*							
Total	- Ontario	5,038	3,408	-32.4	3,616	3,689	2.0
	- Toronto	2,453	1,299	-47.0	1,463	1,821	24.5
	- Ottawa	360	172	-52.2	275	197	-28.4
Single	- Ontario	2,826	2,095	-25.9	2,345	1,914	-18.4
	- Toronto	1,379	579	-58.0	891	652	-26.8
	- Ottawa	112	71	-36.6	125	79	-36.8
Doubles	- Ontario	430	203	-52.8	263	263	0.0
	- Toronto	216	30	-86.1	36	133	269.4
	- Ottawa	18	4	-77.8	10	0	-100.0
Row	- Ontario	828	518	-37.4	695	961	38.3
	- Toronto	277	240	-13.4	381	694	82.2
	- Ottawa	141	73	-48.2	121	105	-13.2
Apartments	- Ontario	853	509	-40.3	205	479	133.7
	- Toronto	542	418	-22.9	142	321	126.1
	- Ottawa	84	22	-73.8	10	10	0.0
Cottages	- Ontario	31	22	-29.0	26	30	15.4
	- Toronto	0	0	-	0	0	-
	- Ottawa	0	0	-	0	0	-
Conversions	- Ontario	70	61	-12.9	82	42	-48.8
	- Toronto	39	32	-17.9	13	21	61.5
	- Ottawa	5	2	-60.0	9	3	-66.7
INTEREST RATES							
1 Yr Mortgage	- Canada	8.00	8.13	1.6	8.00	7.75	-3.1
5 Yr Mortgage	- Canada	9.90	8.95	-9.6	9.90	8.70	-12.1
Prime Rate	- Canada	7.00	8.00	14.3	7.00	8.00	14.3
Bank Rate	- Canada	5.54	6.71	21.1	5.62	6.18	10.0
HOUSING LOANS IN SERIOUS DEFAULT (%)							
	- Canada	0.49	0.56	14.3	0.48	0.56	16.7
	- Ontario	0.50	0.63	26.0	0.51	0.62	21.6

* Revised figures.

		Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
CONSUMER PRICE INDEX							
All Items	- Canada	130.9	133.9	2.3	130.7	133.8	2.4
	- Ontario	131.5	135.1	2.7	131.3	134.8	2.7
	- Toronto	132.1	135.8	2.8	131.8	135.6	2.9
	- Ottawa	131.2	135.4	3.2	131.4	135.0	2.7
	- Thunder Bay	130.3	133.8	2.7	130.0	133.8	2.9
Housing	- Canada	128.9	131.3	1.9	128.9	130.9	1.6
	- Ontario	131.3	133.2	1.4	131.2	132.6	1.1
	- Toronto	131.7	N/A	-	131.5	N/A	-
	- Ottawa	129.1	N/A	-	129.7	N/A	-
	- Thunder Bay	128.2	N/A	-	128.1	N/A	-
Shelter*	- Canada	132.6	134.1	1.1	132.9	134.0	0.8
	- Ontario	135.9	137.4	1.1	136.2	137.0	0.6
	- Toronto	135.9	137.4	1.1	136.1	137.1	0.7
	- Ottawa	133.6	134.6	0.7	134.0	133.7	-0.2
	- Thunder Bay	133.8	134.8	0.7	133.6	135.4	1.3
Owned Accom.	- Canada	133.0	134.9	1.4	133.4	135.1	1.3
	- Ontario	136.2	138.0	1.3	136.6	138.1	1.1
	- Toronto	137.0	138.8	1.3	137.1	139.2	1.5
	- Ottawa	130.9	132.0	0.8	131.4	131.2	-0.2
	- Thunder Bay	133.2	134.8	1.2	132.7	135.7	2.3
Rented Accom.	- Canada	130.3	132.2	1.5	130.4	132.2	1.4
	- Ontario	134.8	137.3	1.9	135.0	137.2	1.6
	- Toronto	134.6	137.2	1.9	134.8	137.2	1.8
	- Ottawa	136.6	139.1	1.8	136.8	139.0	1.6
	- Thunder Bay	128.4	130.2	1.4	128.6	130.4	1.4
Rent	- Canada	131.0	132.9	1.5	131.1	133.1	1.5
	- Ontario	135.4	137.8	1.8	135.6	138.0	1.8
	- Toronto	135.2	N/A	-	135.4	N/A	-
	- Ottawa	137.2	N/A	-	137.3	N/A	-
	- Thunder Bay	128.6	N/A	-	128.8	N/A	-
LABOR FORCE (000s)*							
Seasonally Adj.	- Canada	14,897	14,906	0.1	14,865	14,971	0.7
	- Ontario	5,750	5,706	-0.8	5,716	5,735	0.3
Unadjusted	- Canada	14,897	14,907	0.1	14,800	14,913	0.8
	- Ontario	5,717	5,676	-0.7	5,684	5,708	0.4
EMPLOYMENT (000s)*							
Seasonally Adj.	- Canada	13,400	13,538	1.0	13,385	13,557	1.3
	- Ontario	5,226	5,222	-0.1	5,203	5,240	0.7
Unadjusted	- Canada	13,536	13,676	1.0	13,451	13,636	1.4
	- Ontario	5,234	5,239	0.1	5,213	5,259	0.9
UNEMPLOYMENT RATE (%)*							
Seasonally Adj.	- Canada	10.0	9.2	-8.0	10.0	9.4	-6.0
	- Ontario	9.1	8.5	-6.6	9.0	8.6	-4.4
Unadjusted	- Canada	9.1	8.3	-8.8	9.1	8.6	-5.5
	- Ontario	8.4	7.7	-8.3	8.3	7.9	-4.8
	- Quebec	11.1	9.7	-12.6	11.2	10.5	-6.2
	- B.C.	8.0	7.9	-1.2	8.2	8.1	-1.2

Revised figures.

	Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
UNEMPLOYMENT RATE (%) - contd.						
Unadjusted						
- Alberta	7.2	6.7	-6.9	7.2	6.9	-4.2
- Manitoba	8.1	6.3	-22.2	7.7	6.5	-15.6
- Saskatchewan	5.6	6.1	8.9	6.1	5.4	-11.5
- New Brunswick	10.8	9.2	-14.8	10.9	9.4	-13.8
- Newfoundland	18.3	16.7	-8.7	18.4	16.3	-11.4
- Nova Scotia	11.4	9.6	-15.8	11.4	10.2	-10.5
- P.E.I.	14.0	11.8	-15.7	13.2	10.9	-17.4
- Hamilton	8.3	6.1	-26.5	7.5	5.8	-22.7
- Kitchener	6.6	8.4	27.3	5.7	8.9	56.1
- London	6.7	7.4	10.4	5.9	7.1	20.3
- Oshawa	8.7	10.4	19.5	8.4	9.8	16.7
- Ottawa-Hull	8.0	10.1	26.2	7.7	9.7	26.0
- St.Catharines/Niagara	9.6	8.8	-8.3	9.3	8.1	-12.9
- Sudbury	10.3	9.6	-6.8	9.2	9.6	4.3
- Thunder Bay	10.2	7.7	-24.5	9.2	7.1	-22.8
- Toronto	10.4	8.7	-16.3	10.0	8.1	-19.0
- Windsor	8.4	8.5	1.2	7.3	6.9	-5.5
TOTAL EMPLOYMENT (000s) - Revised						
- Hamilton	313	314	0.3	311	311	0.0
- Kitchener	208	206	-1.0	207	202	-2.4
- London	222	211	-5.0	221	210	-5.0
- Oshawa	130	127	-2.3	129	127	-1.6
- Ottawa-Hull	523	512	-2.1	519	505	-2.7
- St.Catharines/Niagara	156	163	4.5	155	160	3.2
- Sudbury	78	79	1.3	79	79	0.0
- Thunder Bay	64	65	1.6	65	65	0.0
- Toronto	2,079	2,155	3.7	2,067	2,149	4.0
- Windsor	129	128	-0.8	131	128	-2.3
CONSTRUCTION EMPLOYMENT (000s) - Revised						
- Hamilton	18.4	15.8	-14.1	18.5	15.8	-14.6
- Kitchener	11.4	9.7	-14.9	12.2	9.6	-21.3
- London	12.2	13.3	9.0	11.0	12.5	13.6
- Oshawa	6.5	5.3	-18.5	6.7	5.2	-22.4
- Ottawa-Hull	25.8	20.5	-20.5	26.1	19.9	-23.8
- St.Catharines/Niagara	7.4	9.2	24.3	7.5	8.8	17.3
- Sudbury	5.2	6.2	19.2	4.7	6.6	40.4
- Thunder Bay	0.0	4.0	-	4.0	0.0	-100.0
- Toronto	94.3	109.5	16.1	93.0	100.0	7.5
- Windsor	6.5	7.1	9.2	6.3	7.1	12.7
% OF CONSTRUCTION EMPLOYMENT - Revised						
- Hamilton	5.9	5.0	-14.4	5.9	5.1	-14.6
- Kitchener	5.5	4.7	-14.1	5.9	4.8	-19.4
- London	5.5	6.3	14.7	5.0	6.0	19.6
- Oshawa	5.0	4.2	-16.5	5.2	4.1	-21.2
- Ottawa-Hull	4.9	4.0	-18.8	5.0	3.9	-21.6
- St.Catharines/Niagara	4.7	5.6	19.0	4.8	5.5	13.7
- Sudbury	6.7	7.8	17.7	5.9	8.4	40.4
- Thunder Bay	0.0	6.2	-	6.2	0.0	-100.0
- Toronto	4.5	5.1	12.0	4.5	4.7	3.4
- Windsor	5.0	5.5	10.1	4.8	5.5	15.3

NEW HOUSE PRICE INDEX & MLS RESIDENTIAL HOUSE PRICES

	Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
NEW HOUSE PRICE INDEX - TOTAL						
- Hamilton	127.4	125.3	-1.6	127.4	125.9	-1.2
- Kitchener/Waterloo	123.0	121.9	-0.9	123.1	121.3	-1.5
- London	146.5	141.8	-3.2	146.0	142.2	-2.6
- Ottawa/Hull	123.3	120.3	-2.4	122.8	120.3	-2.0
- St.Catharines/Niagara	120.7	120.6	-0.1	121.4	120.4	-0.8
- Toronto	137.8	137.9	0.1	137.9	137.4	-0.4
- Windsor	127.0	128.3	1.0	127.0	128.3	1.0
- Sudbury/Thunder Bay	137.7	137.5	-0.1	137.7	137.5	-0.1
NEW HOUSE PRICE INDEX - HOUSE ONLY						
- Hamilton	126.4	125.2	-0.9	126.5	126.1	-0.3
- Kitchener/Waterloo	116.5	114.9	-1.4	116.7	114.3	-2.1
- London	145.2	139.6	-3.9	144.6	140.2	-3.0
- Ottawa/Hull	119.3	115.2	-3.4	118.6	115.2	-2.9
- St.Catharines/Niagara	117.6	117.3	-0.3	118.6	117.1	-1.3
- Toronto	121.9	122.3	0.3	122.1	121.5	-0.5
- Windsor	121.9	122.1	0.2	121.9	122.1	0.2
- Sudbury/Thunder Bay	137.1	136.8	-0.2	137.1	136.8	-0.2
NEW HOUSE PRICE INDEX - LAND ONLY						
- Hamilton	128.4	125.8	-2.0	128.4	125.8	-2.0
- Kitchener/Waterloo	147.5	147.5	0.0	147.5	147.5	0.0
- London	164.2	162.1	-1.3	164.2	162.1	-1.3
- Ottawa/Hull	142.1	143.2	0.8	142.1	143.2	0.8
- St.Catharines/Niagara	126.3	126.6	0.2	126.3	126.6	0.2
- Toronto	182.8	182.9	0.1	182.8	182.9	0.1
- Windsor	149.1	153.7	3.1	149.1	153.7	3.1
- Sudbury/Thunder Bay	141.9	141.9	0.0	141.9	141.9	0.0
MLS AVERAGE RESIDENTIAL HOUSE PRICES						
- Canada	\$157,784	\$149,891	-5.0	\$159,029	\$149,574	-5.9
- Ontario	\$157,218	\$151,494	-3.6	\$161,023	\$152,943	-5.0
- Hamilton	\$142,216	\$142,038	-0.1	\$145,275	\$139,351	-4.1
- Kitchener & Waterloo	\$130,238	\$129,987	-0.2	\$138,082	\$137,265	-0.6
- London & St.Thomas	\$133,489	\$119,704	-10.3	\$129,922	\$126,741	-2.4
- Oshawa & District	\$137,527	\$134,151	-2.5	\$138,570	\$132,172	-4.6
- Ottawa & Carlton	\$144,382	\$141,010	-2.3	\$149,968	\$139,899	-6.7
- St.Catharines & District	\$122,424	\$122,418	-0.0	\$121,678	\$116,686	-4.1
- Sudbury	\$109,280	\$108,975	-0.3	\$106,916	\$116,953	9.4
- Thunder Bay	\$118,900	\$114,387	-3.8	\$105,192	\$108,973	3.6
- Toronto	\$209,267	\$195,099	-6.8	\$211,660	\$201,526	-4.8
- Windsor & Essex	\$111,586	\$121,553	8.9	\$116,415	\$123,463	6.1

HOUSE SALES & NEW LISTINGS

	Sept.94	Sept.95	% Chg.	Oct.94	Oct.95	% Chg.
MLS RESIDENTIAL RESALES						
- Canada	21,768	23,358	7.3	21,082	22,031	4.5
- Ontario	9,468	10,795	14.0	9,027	9,672	7.1
- Hamilton	584	716	22.6	558	671	20.3
- Kitchener & Waterloo	249	311	24.9	261	312	19.5
- London & St.Thomas	366	505	38.0	404	479	18.6
- Oshawa & District	319	402	26.0	305	329	7.9
- Ottawa & Carlton	375	597	59.2	282	525	86.2
- St.Catharines & District	227	207	-8.8	158	175	10.8
- Sudbury	130	154	18.5	125	161	28.8
- Thunder Bay	132	159	20.5	110	117	6.4
- Toronto	3,083	3,841	24.6	3,151	3,344	6.1
- Windsor & Essex	366	357	-2.5	351	374	6.6
MLS NEW RESIDENTIAL LISTINGS						
- Canada	62,512	54,943	-12.1	55,646	51,784	-6.9
- Ontario	25,737	22,762	-11.6	22,300	20,927	-6.2
- Hamilton	1,969	1,769	-10.2	2,072	1,681	-18.9
- Kitchener & Waterloo	635	710	11.8	511	682	33.5
- London & St.Thomas	1,408	1,244	-11.6	1,226	1,272	3.8
- Oshawa & District	733	662	-9.7	653	600	-8.1
- Ottawa & Carlton	1,848	1,583	-14.3	1,520	1,491	-1.9
- St.Catharines & District	669	468	-30.0	571	542	-5.1
- Sudbury	428	474	10.7	449	467	4.0
- Thunder Bay	250	234	-6.4	216	206	-4.6
- Toronto	7,564	7,322	-3.2	6,203	6,305	1.6
- Windsor & Essex	897	696	-22.4	772	677	-12.3

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - QUARTERLY**

	2nd/Q.94	2nd/Q.95	% Chg.	3rd/Q.94	3rd/Q.95	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	165,800	108,300	-34.7	155,000	104,700	-32.5
- Ontario	48,900	33,300	-31.9	50,100	33,700	-32.7
- Quebec	41,600	23,100	-44.5	32,400	19,300	-40.4
- B.C.	38,400	26,800	-30.2	37,200	25,000	-32.8
- Prairies	23,900	16,000	-33.1	23,700	18,200	-23.2
- Atlantic Provinces	13,000	9,100	-30.0	11,600	8,500	-26.7
TOTAL HOUSING STARTS						
- Canada	51,387	33,090	-35.6	43,904	30,367	-30.8
- Ontario	14,165	9,519	-32.8	14,997	10,102	-32.6
- Quebec	15,795	9,039	-42.8	7,753	4,681	-39.6
- B.C.	10,731	7,241	-32.5	10,427	7,032	-32.6
- Prairies	6,910	4,498	-34.9	6,731	5,438	-19.2
- Atlantic Provinces	3,786	2,793	-26.2	3,996	3,114	-22.1
HOUSING STARTS BY STRUCTURE						
- Ontario	9,632	5,796	-39.8	9,928	5,842	-41.2
Single/Duplex - Ontario	1,190	764	-35.8	1,017	735	-27.7
Apartment - Ontario	1,988	1,379	-30.6	2,340	1,680	-28.2
Apartment - Ontario	1,355	1,580	16.6	1,712	1,845	7.8
HOUSING COMPLETIONS						
- Canada	37,154	28,964	-22.0	53,463	34,245	-35.9
- Ontario	9,325	8,331	-10.7	15,072	10,540	-30.1
- Quebec	9,661	6,835	-29.3	16,333	8,386	-48.7
- B.C.	10,585	8,205	-22.5	11,134	7,988	-28.3
- Prairies	5,528	3,992	-27.8	7,368	4,849	-34.2
- Atlantic Provinces	2,055	1,601	-22.1	3,556	2,482	-30.2
COMPLETIONS BY STRUCTURE						
- Ontario	5,760	4,700	-18.4	9,275	6,263	-32.5
Single/Duplex - Ontario	566	543	-4.1	1,120	593	-47.1
Apartment - Ontario	1,353	1,368	1.1	2,124	1,656	-22.0
Apartment - Ontario	1,646	1,720	4.5	2,553	2,028	-20.6
HOUSING UNDER CONSTRUCTION						
- Canada	89,143	68,490	-23.2	79,492	64,261	-19.2
- Ontario	26,430	21,095	-20.2	26,363	20,637	-21.7
- Quebec	16,846	9,771	-42.0	8,188	5,997	-26.8
- B.C.	29,071	23,633	-18.7	28,381	22,641	-20.2
- Prairies	10,234	8,609	-15.9	9,555	8,993	-5.9
- Atlantic Provinces	6,562	5,382	-18.0	7,005	5,993	-14.4
HOUSING UNDER CONSTRUCTION BY STRUCTURE						
- Ontario	12,225	10,140	-17.1	12,868	9,723	-24.4
Single/Duplex - Ontario	1,446	1,051	-27.3	1,337	1,193	-10.8
Apartment - Ontario	3,720	3,037	-18.4	3,963	3,063	-22.7
Apartment - Ontario	9,039	6,867	-24.0	8,195	6,658	-18.8

**CONSTRUCTION PRICE INDEX, RESALE HOUSE PRICES & GDP
QUARTERLY**

	2nd/Q.94	2nd/Q.95	% Chg.	3rd/Q.94	3rd/Q.95	% Chg.
APARTMENT CONSTRUCTION PRICE INDEX						
- Canada	119.4	123.1	3.1	120.1	123.3	2.7
- Toronto	123.0	126.3	2.7	123.8	127.0	2.6
- Ottawa/Hull	128.3	131.1	2.2	128.9	131.1	1.7
- Montreal	112.8	115.9	2.7	113.3	116.3	2.6
- Vancouver	124.3	128.8	3.6	125.1	128.8	3.0
RESALE HOUSE PRICES						
- Canada	\$159,779	\$150,973	-5.5	\$156,929	\$150,636	-4.0
- Ontario	\$162,670	\$157,561	-3.1	\$158,304	\$152,218	-3.8
- Hamilton	\$147,822	\$140,846	-4.7	\$148,034	\$143,755	-2.9
- Kitchener & Waterloo	\$142,129	\$138,687	-2.4	\$144,959	\$139,665	-3.7
- London & St. Thomas	\$135,672	\$133,211	-1.8	\$137,665	\$132,894	-3.5
- Oshawa & District	\$141,433	\$138,823	-1.8	\$138,553	\$136,235	-1.7
- Ottawa & Carleton	\$147,011	\$143,275	-2.5	\$147,156	\$142,313	-3.3
- St.Catharines & District	\$125,263	\$122,154	-2.5	\$126,360	\$125,861	-0.4
- Sudbury	\$114,422	\$113,981	-0.4	\$108,989	\$111,488	2.3
- Thunder Bay	\$117,632	\$111,807	-5.0	\$111,324	\$107,526	-3.4
- Toronto	\$208,852	\$207,605	-0.6	\$217,966	\$210,806	-3.3
- Windsor & Essex	\$118,355	\$117,258	-0.9	\$117,289	\$116,216	-0.9
GROSS DOMESTIC PRODUCT (SAAR)						
at Market Prices (\$ Millions)						
- Canada	\$743,896	\$778,444	4.6	\$757,124	\$785,628	3.8
- Ontario	\$299,510	\$308,533	3.0	\$305,634	N/A	-
at Constant 1986 Prices (\$ Millions)						
- Canada	\$594,196	\$610,500	2.7	\$602,464	\$613,628	1.9
- Ontario	\$235,111	\$242,063	3.0	\$240,831	N/A	-

**HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION
ALL AREAS - ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
SEASONALLY ADJUSTED STARTS						
- Canada	164,600	-6.2	162,400	-1.3	138,800	-14.5
- Ontario	51,000	-11.8	53,800	5.5	46,400	-13.8
- Quebec	33,100	-34.5	29,500	-10.9	22,700	-23.1
- B.C.	43,700	7.5	44,000	0.7	38,400	-12.7
- Prairies	26,100	52.6	22,500	-13.8	21,300	-5.3
- Atlantic Provinces	10,700	9.3	12,600	17.8	10,000	-20.6
TOTAL HOUSING STARTS						
- Canada	168,271	7.7	155,443	-7.6	154,057	-0.9
- Ontario	55,772	5.6	45,140	-19.1	46,645	3.3
- Quebec	38,228	-14.4	34,015	-11.0	34,154	0.4
- B.C.	40,621	27.4	42,807	5.4	39,408	-7.9
- Prairies	22,752	47.4	22,456	-1.3	22,987	2.4
- Atlantic Provinces	10,898	-4.7	11,025	1.2	10,863	-1.5
ACTUAL STARTS BY STRUCTURE						
Single - Ontario	27,868	6.0	26,240	-5.8	30,036	14.5
Semi/Duplex - Ontario	2,611	50.9	2,537	-2.8	3,421	34.8
Row - Ontario	9,246	-2.4	7,448	-19.4	7,226	-3.0
Apartment - Ontario	16,047	4.9	8,915	-44.4	5,962	-33.1
TOTAL HOUSING COMPLETIONS						
- Canada	173,245	8.3	161,794	-6.6	162,085	0.2
- Ontario	63,134	5.9	51,130	-19.0	49,106	-4.0
- Quebec	42,323	-0.9	34,859	-17.6	36,345	4.3
- B.C.	36,050	21.9	42,047	16.6	41,168	-2.1
- Prairies	20,051	22.3	22,451	12.0	23,518	4.8
- Atlantic Provinces	11,687	-0.1	11,307	-3.3	11,948	5.7
COMPLETIONS BY STRUCTURE						
Single - Ontario	30,193	9.8	27,470	-9.0	28,876	5.1
Semi/Duplex - Ontario	2,365	19.1	2,544	7.6	3,216	26.4
Row - Ontario	11,590	55.6	7,345	-36.6	7,542	2.7
Apartment - Ontario	18,986	-16.3	13,771	-27.5	9,472	-31.2
UNITS UNDER CONSTRUCTION						
- Canada	87,518	-7.9	79,761	-8.9	71,562	-10.3
- Ontario	31,653	-22.0	25,047	-20.9	22,444	-10.4
- Quebec	11,033	-29.6	9,811	-11.1	7,730	-21.2
- B.C.	28,149	19.0	28,948	2.8	27,205	-6.0
- Prairies	9,543	35.7	9,307	-2.5	8,745	-6.0
- Atlantic Provinces	7,140	-11.6	6,648	-6.9	5,438	-18.2
UNDER CONSTRUCTION BY STRUCTURE						
Single - Ontario	11,592	-18.5	10,243	-11.6	11,306	10.4
Semi/Duplex - Ontario	914	40.6	1,002	9.6	1,172	17.0
Row - Ontario	3,623	-45.4	3,655	0.9	3,264	-10.7
Apartment - Ontario	15,524	-18.7	10,147	-34.6	6,702	-34.0

**DEMOLITION PERMITS & CONSTRUCTION COSTS
ANNUAL**

		1992	% Chg.	1993	% Chg.	1994	% Chg.
DEMOLITION BUILDING PERMITS							
Total	- Ontario	2,747	-3.4	2,484	-9.6	2,794	12.5
	- Hamilton	72	41.2	97	34.7	106	9.3
	- Kitchener	57	32.6	40	-29.8	40	0.0
	- London	106	86.0	34	-67.9	53	55.9
	- Oshawa	16	-51.5	36	125.0	26	-27.8
	- Ottawa	323	-30.4	174	-46.1	127	-27.0
	- St.Catharines/Niagara	82	-1.2	78	-4.9	75	-3.8
	- Sudbury	56	166.7	53	-5.4	91	71.7
	- Thunder Bay	73	-23.2	53	-27.4	39	-26.4
	- Toronto	815	-1.1	886	8.7	1,093	23.4
	- Windsor	97	-19.2	74	-23.7	1,050	1318.9
Single	- Ontario	2,352	9.0	2,070	-12.0	2,516	21.5
	- Toronto	791	8.8	733	-7.3	1,069	45.8
Double	- Ontario	68	-40.4	51	-25.0	92	80.4
	- Toronto	4	-20.0	4	0.0	7	75.0
Row	- Ontario	46	100.0	26	-43.5	43	65.4
	- Toronto	9	28.6	10	11.1	3	-70.0
Apartment	- Ontario	281	-49.0	337	19.9	141	-58.2
	- Toronto	11	-87.1	139	1163.6	24	-82.7
		1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.FOOT-Metro Toronto							
-APARTMENTS & CONDOMINIUMS							
Under 2 storeys (no garage)		\$43.14	0.00	\$44.45	3.04	\$46.36	4.30
2-10 storeys (underground garage)		\$55.00	0.00	\$56.68	3.05	\$59.11	4.29
Over 10 storeys (underground garage)		\$53.92	0.00	\$55.57	3.06	\$57.95	4.28
-TOWNHOUSE							
(with single car garage)		\$46.91	0.00	\$48.34	3.05	\$50.41	4.28
-DETACHED RESIDENCES							
SINGLE STOREY BRICK							
Speculative NHA (no garage)		\$54.94	-1.79	\$55.89	1.73	\$57.56	2.99
Superior quality (with garage)		\$65.11	-1.78	\$66.23	1.72	\$68.21	2.99
Luxury (with garage)		\$87.80	-1.79	\$89.31	1.72	\$91.99	3.00
TWO STOREY BRICK							
Speculative NHA (no garage)		\$51.77	-1.78	\$52.67	1.74	\$54.24	2.98
Superior quality (with garage)		\$60.17	-1.80	\$61.22	1.75	\$63.05	2.99
Luxury (with garage)		\$83.95	-1.79	\$85.40	1.73	\$87.95	2.99
SPLIT LEVEL BRICK							
Speculative NHA (no garage)		\$56.66	-1.80	\$57.64	1.73	\$59.37	3.00
Superior quality (with garage)		\$66.83	-1.79	\$67.99	1.74	\$70.02	2.99
Luxury (with garage)		\$89.52	-1.79	\$91.07	1.73	\$93.79	2.99

**CONSTRUCTION COST & HOUSING STOCK
ANNUAL**

	1993	% Chg.	1994	% Chg.	1995	% Chg.
CONSTRUCTION COSTS/SQ.METER-Metro Toronto						
APARTMENTS & CONDOMINIUMS						
Under 2 storeys (no garage)	\$464.18	0.00	\$478.34	3.05	\$498.81	4.28
2-10 storeys (underground garage)	\$591.83	0.00	\$609.88	3.05	\$635.98	4.28
Over 10 storeys (underground garage)	\$580.22	0.00	\$597.92	3.05	\$623.51	4.28
TOWNHOUSE						
with single car garage)	\$504.79	0.00	\$520.19	3.05	\$542.45	4.28
DETACHED RESIDENCES						
SINGLE STOREY BRICK						
Speculative NHA (no garage)	\$591.12	-1.79	\$601.35	1.73	\$619.33	2.99
Superior quality (with garage)	\$700.55	-1.79	\$712.67	1.73	\$733.98	2.99
Luxury (with garage)	\$944.69	-1.79	\$961.03	1.73	\$989.76	2.99
TWO STOREY BRICK						
Speculative NHA (no garage)	\$557.05	-1.79	\$566.68	1.73	\$583.63	2.99
Superior quality (with garage)	\$647.48	-1.79	\$658.68	1.73	\$678.38	2.99
Luxury (with garage)	\$903.29	-1.79	\$918.92	1.73	\$946.39	2.99
SPLIT LEVEL BRICK						
Speculative NHA (no garage)	\$609.29	-1.86	\$620.24	1.80	\$638.79	2.99
Superior quality (with garage)	\$719.13	-1.79	\$731.57	1.73	\$753.44	2.99
Luxury (with garage)	\$963.26	-1.79	\$979.93	1.73	\$1,009.23	2.99
	1992	% Chg.	1993	% Chg.	1994	% Chg.
HOUSING STOCK (OCCUPIED & VACANT)*						
Total - Ontario	3,906,794	1.6	3,956,434	1.3	4,003,421	1.2
Owned	2,470,713	1.3	2,502,480	1.3	2,533,191	1.2
Rented	1,436,081	2.1	1,453,954	1.2	1,470,230	1.1
SINGLE DWELLINGS						
Total - Ontario	2,236,572	1.3	2,262,015	1.1	2,288,142	1.2
Owned	2,009,448	1.1	2,034,532	1.2	2,060,686	1.3
Rented	227,124	2.5	227,483	0.2	227,456	-0.0
MULTIPLE DWELLINGS						
Total - Ontario	1,670,222	2.1	1,694,419	1.4	1,715,279	1.2
Owned	461,265	2.2	467,948	1.4	472,505	1.0
Rented	1,208,957	2.0	1,226,471	1.4	1,242,774	1.3

Revised figures.

REPAIRS & RENOVATIONS ANNUAL

	1991	% Chg.	1992	% Chg.	1993*	% Chg.
ALL REPAIRS & RENOVATIONS						
Estimated Number of Owner Households - Ontario	2,325,740	1.3	2,426,050	4.3	2,486,760	2.5
Households with Expenditure						
- Total	1,612,240	-5.7	1,662,890	3.1	1,644,300	-1.1
- Contract	948,040	-7.8	926,930	-2.2	948,970	2.4
- Material	1,271,970	-2.9	1,304,580	2.6	1,222,090	-6.3
Aggregate Expenditure (\$ millions)						
- Total	\$4,890	-7.2	\$4,702	-3.8	\$5,078	8.0
- Contract	\$3,454	-8.7	\$3,260	-5.6	\$3,783	16.0
- Material	\$1,436	-3.4	\$1,442	0.4	\$1,295	-10.2
AVERAGE DOLLAR EXPENDITURE						
Total Repairs & Renovations						
- Total	\$2,103	-8.3	\$1,938	-7.8	\$2,042	5.4
- Contract	\$1,485	-9.8	\$1,344	-9.5	\$1,521	13.2
- Material	\$617	-4.8	\$594	-3.7	\$521	-12.3
Repairs & Maintenance						
- Total	\$419	-7.7	\$410	-2.1	\$401	-2.2
- Contract	\$273	-9.0	\$263	-3.7	\$271	3.0
- Material	\$147	-4.5	\$147	0.0	\$130	-11.6
Replacement of Equipment						
- Total	\$250	9.6	\$211	-15.6	\$207	-1.9
- Contract	\$197	11.9	\$162	-17.8	\$173	6.8
- Material	\$53	1.9	\$49	-7.5	\$34	-30.6
Additions						
- Total	\$547	-8.7	\$403	-26.3	\$361	-10.4
- Contract	\$376	-13.0	\$266	-29.3	\$250	-6.0
- Material	\$171	2.4	\$137	-19.9	\$111	-19.0
Renovations & Alterations						
- Total	\$753	-11.4	\$806	7.0	\$963	19.5
- Contract	\$543	-11.7	\$569	4.8	\$749	31.6
- Material	\$211	-10.2	\$237	12.3	\$214	-9.7
New Installations						
- Total	\$133	-18.4	\$109	-18.0	\$110	0.9
- Contract	\$97	-21.8	\$84	-13.4	\$79	-6.0
- Material	\$36	-7.7	\$25	-30.6	\$31	24.0

* The most current data available.

**GDP & CPI
ANNUAL**

	1992	% Chg.	1993	% Chg.	1994	% Chg.
GROSS DOMESTIC PRODUCT (SAAR)*						
Market Prices (\$ Millions)						
- Canada	\$690,122	2.0	\$712,855	3.3	\$750,053	5.2
- Ontario	\$282,040	1.5	\$287,651	2.0	\$302,482	5.2
Constant 1986 Prices (\$ Millions)						
- Canada	\$558,165	0.6	\$570,541	2.2	\$596,290	4.5
- Ontario	\$221,361	0.1	\$223,544	1.0	\$235,422	5.3
CONSUMER PRICE INDEX						
Items						
- Canada	128.1	1.5	130.4	1.8	130.7	0.2
- Ontario	129.0	1.1	131.2	1.7	131.3	0.1
- Toronto	129.7	0.9	131.8	1.6	132.0	0.2
- Ottawa	127.6	1.4	130.5	2.3	131.1	0.5
- Thunder Bay	127.0	1.9	129.5	2.0	129.7	0.2
Housing						
- Canada	126.4	1.4	128.0	1.3	128.5	0.4
- Ontario	129.3	1.1	130.6	1.0	130.8	0.2
- Toronto	130.0	0.8	131.1	0.8	131.2	0.1
- Ottawa	126.3	1.9	128.1	1.4	128.9	0.6
- Thunder Bay	125.0	2.9	127.0	1.6	127.8	0.6
Renter						
- Canada	129.9	1.7	131.7	1.4	132.5	0.6
- Ontario	133.6	1.4	134.8	0.9	135.8	0.7
- Toronto	133.9	0.9	134.9	0.7	135.1	0.1
- Ottawa	129.8	2.2	131.9	1.6	132.9	0.8
- Thunder Bay	129.2	3.5	132.1	2.2	133.0	0.7
Owned Accom.						
- Canada	133.7	0.5	134.0	0.2	132.8	-0.9
- Ontario	139.2	-0.4	137.9	-0.9	136.1	-1.3
- Toronto	140.3	-0.8	138.9	-1.0	136.7	-1.6
- Ottawa	131.6	0.7	131.1	-0.4	130.7	-0.3
- Thunder Bay	131.0	2.1	132.8	1.4	132.6	-0.2
Rented Accom.						
- Canada	125.1	2.7	127.8	2.2	129.9	1.6
- Ontario	128.3	2.9	131.7	2.7	134.5	2.1
- Toronto	128.4	2.6	131.4	2.3	134.2	2.1
- Ottawa	128.9	4.0	133.2	3.3	136.3	2.3
- Thunder Bay	122.8	3.7	126.1	2.7	128.3	1.7
Rent						
- Canada	125.6	2.8	128.3	2.1	130.5	1.7
- Ontario	128.8	3.0	132.2	2.6	134.9	2.0
- Toronto	128.8	2.6	131.9	2.4	134.7	2.1
- Ottawa	129.2	3.9	133.7	3.5	136.8	2.3
- Thunder Bay	122.9	3.7	126.2	2.7	128.5	1.8

Revised figures.

SOURCES BY SUBJECT

SUBJECT

SOURCE

Housing Starts
Housing Completions
Units Under Construction

Canada Mortgage & Housing Corporation
Canada Mortgage & Housing Corporation
Canada Mortgage & Housing Corporation

U.S. Housing Starts

U.S. Department of Commerce, Census Bureau

Residential Building Permits
Demolition Permits
New House Price Index
Apartment Construction Price Index
Estimated Housing Stock
Expenditure on Repairs & Renovations
Consumer Price Index
Gross Domestic Product

Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada
Statistics Canada & Ministry of Finance

Interest Rates

Bank of Canada

Housing Loans in Default

Canadian Bankers' Association

Labor Force & Employment

Ministry of Finance

Unemployment Rates

Ministry of Labour (based on Labour Force Survey, Statistics Canada)

Construction Employment

Ministry of Labour

Resale House Prices
MLS Residential Sales
MLS New Residential Listings

Canadian Real Estate Association
Canadian Real Estate Association
Canadian Real Estate Association

Costruction Costs

Toronto Real Estate Board

ENDNOTES

- 1) *Percent changes indicate the current period compared to the same period of the previous year.*
- 2) *Housing starts and completions statistics by intended market are not available prior to 1983.*
- 3) *Rental housing starts include private and assisted starts, but exclude co-op starts.*
- 4) *Socially assisted housing starts includes activities under the following section of the National Housing Act:*
 - Loans to non-profit corporations*
 - Public housing*
 - Federal-provincial rental and sales housing projects*
 - Approved lender non-profit and provincial unilateral assisted units.*
- 5) *U.S. total housing starts represents new privately owned housing starts inside metropolitan statistical areas. This figure does not include new mobile home units.*
- 6) *Dwelling units 'under construction' are as of the end of the stated period.*
- 7) *Residential building permits: Approximately 470 municipalities in Ontario are surveyed. This represents 95% of the Ontario population.*
- 8) *Building demolition permits: single dwellings include cottages.*
- 9) *New house price index: reflects the selling price changes from the contractor's perspective rather than the purchasers.*
- 10) *Apartment construction price index: The data for Canada is a seven city composite that includes Toronto, Ottawa/Hull, Montreal, Vancouver, Halifax, Edmonton and Calgary. There is limited annual data (relating to the first quarter of each year) from 1981 to 1986 inclusive.*
- 11) *Estimated housing stock: Estimates are as of December of each year and includes both occupied and vacant units.*

*Single detached: dwelling unit completely separated from any other structure/dwelling.
Multiples: includes two-family units, rows, apartments and other dwellings.*

- 12) *Repairs and Renovations: represent total repairs and maintenance to the home, the replacement of built-in equipment and fixtures, additions, renovations and alterations, and new installation of built-in equipment and fixtures.*

Average dollar expenditure: is based on all households, disregarding if they reported an expenditure or not.

- 13) *Interest rate statistics are as announced the last week of each month or year.*
- 14) *Residential Housing loans in serious default are statistics obtained from a 7 Bank Consolidation. This statistic represents the total number of residential housing loans in arrears of three months or more as a percentage of the total number of residential portfolios. The original report includes data from Laurentian Bank of Canada, which began reporting as of December 1, 1992; Central Guaranty Trust (acquired by Toronto-Dominion Bank) which began reporting as at March 1, 1993; Royal Trust (acquired by Royal Bank of Canada) which began reporting as at September 1, 1993; Trust General/Sherbrooke Trust (acquired by National Bank of Canada) which began reporting as at January 1, 1994; Prenor Trust (acquired by Laurentian Bank of Canada) which began reporting as at March 1, 1994. Starting March 1, 1994 figures from Prenor Trust are included in the Laurentian Bank data; starting August 1, 1994, figures from Royal Trust included in Royal Bank data; starting December 1, 1994, figures from Montreal Trust are included in the Bank of Nova Scotia's data; starting December 1, 1994, Confederation Trust mortgages are included in the Toronto Dominion Bank's data; starting January 1, 1995, figures from North West Trust are included in the Canadian Western Bank figures.*
- 15) *Resale house prices, sales, listings. According to the Canadian Real Estate Association (CREA), all monthly data are preliminary. Every month, the data are revised and as such, the cumulative January to December data represents the FINAL data for the year.*
- 16) *Construction costs: represent a guide only and is not intended to be a definitive statement of the construction costs of individual buildings.*

The unit costs given are applicable only to Toronto and district and represent the replacement cost of the buildings, not the market value.

The figures represent the cost at which a building of reasonably economic design on a flat site may be constructed under favourable circumstances.

The cost of land, etc. is NOT included. The area of the basement is NOT included in the square foot of residences.

Speculative NHA: a six room house with one bathroom, a full finished basement, no fireplace and about 1200 square feet in area.

Superior quality: a six to eight room house with two bathrooms, a full finished basement and one or two fireplaces.

Luxury: a high quality house, architecturally designed, using expensive materials, with three bathrooms, a den, a full finished basement and two or three fireplaces.

- 17) *The Consumer Price Index (CPI) methodology was revised in January 1995. The basket of goods and services used to calculate the CPI was updated to reflect changes in consumer spending patterns. The 1986 spending pattern was replaced with 1992 consumer spending patterns. However, the time base remains 1986=100.*

* *If you have any questions about this publication please contact Anthony Ho at (416) 585-6362.*

Lacking November-December, 1995

